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SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.:	2010.1086E
Project Title:	2801 Leavenworth Street: The Cannery
Zoning:	C-2 (Community Business) 40-X Height and Bulk District
Block/Lot:	0010/001
Lot Size:	66,124 square feet
Project Sponsor:	Arthur Hoppe, SFO Forecast, Inc. (415) 946-8105
Staff Contact:	Shelley Caltagirone – (415) 558-6625 shelley.caltagirone@sfgov.org

SF
P41
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PROJECT DESCRIPTION:

The subject building is a rectangular-plan, steel-framed, concrete and masonry building complex constructed in 1907-1909 as a factory and later converted to retail and office use in 1967. The project site is located in the Fisherman's Wharf neighborhood on Leavenworth Street between Jefferson and Beach Streets. The proposal is to create a new 8-foot wide opening at the Leavenworth façade of the North Building. The opening would have an arched header, similar in shape (Continued on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(a))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

July 1, 2011
Date

cc: Arthur Hoppe, Project Sponsor
Shelley Caltagirone, Preservation Planner
Virna Byrd, M.D.F.
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PROJECT DESCRIPTION (continued):

to the historic arched openings on the building, but it would be distinguished from the original openings by a narrower course of header bricks within the arch. The entrance would remain open during the day and would be shuttered with a wood-paneled door at night. The opening will replace a historic narrow arched window that had been converted to a door at some point after the 1967 Esherick renovation. The historic arched window will be filled with bricks that are removed to create the larger opening and the window infill will be recessed 4" from the face of the wall so that the original window shape is retained. The project would not add any square feet to the existing 133,675-square-foot building or expand the subject 5,000-square-foot retail space.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject building is a rectangular-plan, steel-framed, concrete and masonry factory building constructed in 1907-1909 by builder Philip L. Bush and architect William Mooser II. In 1967, the factory was converted to primarily retail use by the owner Leonard Martin. The adaptive reuse project was designed by Joseph Esherick and built by Greystone Builders. The property is designated as a Structure of Merit under Article 10 of the San Francisco Planning Code and is also listed in the Here Today Survey, the Unreinforced Masonry Building Survey, and the 1976 Planning Department Architectural Survey. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category A property, a known historic resource. As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the 2801 Leavenworth Street property appears to be eligible for individual listing in the California Register under Criterion 1 (Events) and 3 (Architecture) for its association with the local and nation-wide movement to adaptively reuse historic properties and as a building that represents the work of a master and as a building that represents the distinctive characteristics of this type of adaptive reuse construction. As such, the building's significance is expressed both through its 1907-1909 features and its 1967 adaptive reuse design elements.

Moreover, the Cannery retains high integrity in the categories of location, feeling, and association. The setting has changed somewhat due to the redevelopment of a parking lot to the east of the complex. However, this has not affected the building's relationship to other significant sites in the area, including the Haslett Warehouse, Joseph Conrad Park, Hyde Street Pier, and the businesses along Jefferson Street. Integrity of design, materials, and workmanship has been slightly affected by later alterations, including along the Cannery Street courtyard and on the Jefferson Street façade. In sum, the property retains relatively high historic integrity for the 1960s period of significance and would qualify for listing on the California Register.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. The Department determined that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. The following is an analysis of the proposed project's potential to impact the historic resource.

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[1] Historic Resource Evaluation Response (HRER) Memorandum from Shelley Caltagirone, Preservation Technical Specialist, April 27, 2011.

The proposed project at the northeast corner of the Cannery complex would not have a significant impact on the historic resource. The proposed alteration would only remove an approximately 5-foot by 12-foot portion of historic brick from the Leavenworth façade, which is a secondary elevation of the North Building. Removed brick would be salvaged to infill the historic narrow arched window. The infill brick would be recessed to retain the shape of the historic window opening, which is a character-defining feature of the Cannery. The new opening would be designed so that it is compatible with the historic building in terms of shape, details, proportions, and location. Also, the proposed wood-paneled door would be in keeping with the overall character of the resource and would be similar to the style of doors added to the building since the period of significance. The new opening would be distinguishable from the historic arched openings (both from the 1907 and 1967 construction periods) found elsewhere in the complex by its slightly narrower band of header bricks within the arch and the simplified keystone detail. Overall, the project would enhance the retail use of the existing space by creating better access to the street while preserving the historic character of the Cannery.

The proposed project would involve the alteration of interior and exterior portions of the retail space located at the northeast corner of the Cannery building complex. The project would not add any square feet to the existing 133,675-square-foot building or expand the subject 5,000-square-foot retail space. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior and exterior alterations to existing structures. The proposed project would involve exterior alterations of the existing building complex to upgrade an existing retail space. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Shelley Caltagirone (415) 558-6625 shelley.caltagirone@sfgov.org
Project Address:	**2801 Leavenworth Street: The Cannery**
Block/Lot:	0010/001
Case No.:	**2010.1086E**
Date of Review:	April 27, 2011

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The parcel is located in the Fisherman's Wharf neighborhood on Leavenworth Street between Jefferson and Beach Streets. It is located within a C-2 (Community Business) Zoning District and a 40 -X Height and Bulk District. The rectangular-plan, steel-framed, concrete and masonry factory building was constructed in 1907-1909 by builder Philip L. Bush and architect William Mooser II. In 1967, the factory was converted to primarily retail use by the owner Leonard Martin. The adaptive reuse project was designed by Joseph Esherick and built by Greystone Builders.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property, known as The Cannery, is designated as a Structure of Merit under Article 10 of the San Francisco Planning Code. The property is also listed in the Here Today Survey, the Unreinforced Masonry Building Survey, and the 1976 Planning Department Architectural Survey. The building is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

Historically, the eastern two-thirds of the Fisherman's Wharf area was submerged below San Francisco Bay waters within what was known as North Beach Cove extending from Tonquin Point (near the crossing of Beach and Leavenworth Streets) to North Point (a little west of Bay and Kearny Streets). No significant infilling of North Beach Cove occurred until the 1880s. Beginning in the mid-1860s, the area became important as an access point for lumber shipments from the northern coast and as a prime development site for large-scale industries requiring water access for trade and production processes and large expanses of affordable land. The first was *Heyneman, Pick, and Company*'s woolen mill, the first factory in California, built in 1858 on the current site of the Ghirardelli Factory. The woolen mill manufactured uniforms, flannels, and blankets for the Union troops during the Civil War. The wood-frame structure burned down in 1861. The following year, a larger masonry wool mill, the *Pioneer Woolen Factory* (1862-1893), occupied the site. By 1882, the mill employed a workforce of 800 workers, including 300 Chinese workers who occupied tenement housing opposite the factory. Thomas Selby established a second foundry (the first foundry being the Selby Shot Works on Second Street in SOMA) on Tonquin Point (the current Cannery site), known as the *Selby Smelting and Lead Works* (1864-1885). In the 1880's a number of local "chemical works" were merged to form the *Stauffer Chemical Co.* for which a plant was built on the block bounded by Grant, North Point, Bay, and Stockton Streets. These were hazardous industries (the *Giant Powder Co.* plant on Potrero Point was destroyed by an explosion in 1892) whose primary product was sulfuric acid and they were typically located in isolated areas.

By the end of the century residential development in the area, still largely single-family or two-flat dwellings, had moved further north, fairly solidly lining Bay Street and fingering up to North Point Street and beyond. The local economy also had importantly changed during this period so that the heavy industry's production for distant mining fields was becoming greatly over-shadowed by domestic-goods industries. Both of these factors may explain the disappearance or conversion of "nuisance" industries in the area by the turn of the last century.

In the 1860s, Italian fishermen made up a sizable share of the local fishing industry. The fishermen were Genoese (Ligurian) who sailed Mediterranean lateen sailboats (*Feluccas*) from their base at the foot of Vallejo and Union Streets. Sicilian fishermen arrived in larger numbers in the 1880s, but the Genoese monopolized the deep-sea fisheries. After the Board of State Harbour Commissioners was awarded jurisdiction over the Port of San Francisco in 1864, the Italian fishermen operations relocated to the foot of Meiggs Wharf near Francisco between Powell and Mason Streets. In 1872, the BSHC granted the Union Street Wharf exclusively to the Italian fishing community. Again, in 1885, the fishermen were forced to relocate to the Filbert Street Wharf which was to remain the "permanent" port for their fleet of 265 boats. In 1900, the BSHC undertook the construction of four new piers between Union and Lombard Streets. For a fifth time, the several hundred boat-strong Italian fishing fleet and fish markets had to move. This move was to the shallow cove at the foot of Taylor Street which would in time acquire the hard-won toponymic of "Fisherman's Wharf". By this time the Italian fishermen monopolized both the deep-sea and bay fisheries. At the turn of the 20th century, San Francisco's fishing industry was among the busiest on the continent, processing more fish than all the combined ports from Washington State to Mexico.

The period following the San Francisco Earthquake and Fire of 1906 was one of steady development in the Fisherman's Wharf area. Extensive amounts of fill, comprised in part from the earthquake debris, were deposited in what remained of the North Beach cove between 1906 and 1913, resulting in new land north of Jefferson Street. In 1907-1909, the *California Fruit Canners Association* built a brick warehouse and cannery on the old smelter-gas plant site at Hyde and Jefferson Streets. The area to the west of the Cannery was developed for boat building. Other developments in the area at this time included the creation of facilities for oil storage, a fish market, a net drying area, and lumber yards. In 1914, the State Harbor Commission constructed two bulkhead wharves for the use of the fishing fleet. Around the same time, the State Belt Line Railroad—San Francisco's waterfront rail system—was extended along Jefferson Street across the cove at Aquatic Park to Fort Mason. The last phase of extensive filling in the Fisherman's

Wharf area occurred in the 1920s and early 1930s when the Hyde Street Pier and Pier 45 were built and Aquatic Park was completed. The Hyde Street Pier was completed to accommodate the *Golden Gate Ferry Company*, which initially connected Sausalito and San Francisco, and Pier 45 was completed to accommodate the needs of the shipping companies for additional ship berthing space.

One byproduct of the increased development in the area came in the form of restaurants, which in the 1930s began to relocate to Fisherman's Wharf both for access to fresh fish and to take advantage of the colorful scenery. By the 1950s—the same time that many west coast fisheries began to decline in earnest—many fishing operations at the Wharf likewise became increasingly focused on the steadier and more lucrative opportunities offered by the restaurant and tourist trade. This trend intensified in the latter half of the century, with fishing and industrial production steadily giving way to businesses focused on tourism.

In the 1960s, both the Ghirardelli chocolate factory and the California Fruit Canners Association Cannery were redeveloped as shopping complexes. Nearby, the Hyde Street ferry terminal became the site of a maritime state park in the late 1950s, and then, along with Aquatic Park, became the heart of the San Francisco Maritime National Historical Park in 1988. Within a few years the warehouses, boat building shops, lumber and rail yards that had once been common were being rapidly replaced with hotels, restaurants and other commercial businesses. Fort Mason ceased to function as a military facility and became part of the Golden Gate National Recreation Area in 1972. Today the Fisherman's Wharf area is considered the center of tourist activities in San Francisco.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is eligible for the California Register of Historical Resources based on the following Criterion(s):

Criterion 1 - Event:	☒ Yes	☐ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☒ Yes	☐ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
If Yes; Period of significance:	1907 - 1967		

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Based on the information provided by the project sponsor, a draft Historic Resource Evaluation report prepared by Page & Turnbull in March 2007, and information found in the Planning Department, staff finds that the subject property is eligible for inclusion on the California Register as an individual resource under Criterion 1. As originally constructed, the Cannery was significantly associated with the development of industrial facilities along the northern waterfront in San Francisco. Due to the 1960s renovation designed by Joseph Esherick, the property no longer retains sufficient integrity from the 1907 construction period to qualify under for listing. However, the Cannery also appears to be eligible for its association with the local and nation-wide movement to adaptively reuse historic properties. The Cannery project was one of the first of its kind and became a model for adaptive reuse across the country. Although the project slightly less than 50 years ago, it appears that sufficient time has passed to understand the historical importance and influence of this early adaptive reuse project. Therefore, staff finds that the property is eligible for listing under Criterion1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
Records show that none of the property owners or tenants of the building are important to the local, regional or national past. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The Cannery, as designed by Esherick, appears to be eligible under Criterion 3 as a building that represents the work of a master and as a building that represents the distinctive characteristics of a type of construction. Esherick is regarded as a leader of the Post-War or Second Bay Region Tradition, and the Cannery is one of the earliest examples of his institutional work. The building is also significant as an important example of 1960s adaptive reuse design. Therefore, staff finds that the property is eligible for listing under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely to be found significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The Cannery retains high integrity in the categories of location, feeling, and association. The setting has changed somewhat due to the redevelopment of a parking lot to the east of the complex. However, this has not affected the building's relationship to other significant sites in the area, including the Haslett Warehouse, Joseph Conrad Park, Hyde Street Pier, and the businesses along Jefferson Street. Integrity of design, materials, and workmanship has been slightly affected by later alterations, including along the Canner Street courtyard and on the Jefferson Street façade. In sum, the property retains relatively high historic integrity for the 1960s period of significance and would qualify for listing on the California Register.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property, as identified in Page & Turnbull's 2007 report, include the following:

- Cannery Walk
- The Cannery emblem and archway
- The arcade on the south (Beach Street) façade of the South Building
- The elevator on the western façade of the South Building
- The stairs between the second and third floors of the South Building
- The bay windows
- The penthouse pavilions on the third story of the South Building
- Those portions of the exterior façade retained from the original building and subsequently altered by Esherick in the 1960s
- Those portions of the walkways or halls that immediately abut the Cannery Walk
- Windows facing the walkways adjacent to the Cannery Walk on the second floor
- Exterior walkways on the third floor of both the North and South Buildings
- Cannery Street courtyard
- The second-floor walkways and the arcade beneath it on the west façade
- The arcade on the second floor of the east façade of the North Building
- The narrow arched windows on the north, east, south, and west facades of both buildings
- Window materials and glazing pattern
- The Hearst Estate interiors
- The glass windscreen at the north entrance to the Cannery Walk
- The interior stairs illuminated by skylights
- Parapets on the south façade of the South Building

- Parapets on the northeast corner of the North Building
- The third story brick wall and parapet constructed adjacent to the elevator
- The stairs leading from Cannery Street to Beach Street
- The stairs leading from Cannery Street to the second floor walkway
- Flagpoles
- Original lamp posts
- The Cannery signs on the Jefferson and Leavenworth Street facades
- Olive trees and landscape elements

CEQA HISTORIC RESOURCE DETERMINATION

☐ No Historical Resource Present

If there is no historical resource present, please have the Senior Preservation planner review, sign, and process for the Environmental Division.

☐ Property is not a Historical Resource but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

☒ Historical Resource Present

If a historical resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 5/6/2011

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
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PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PER DRAWINGS DATED: 4/26/11

PROJECT DESCRIPTION

The proposal is to create a new 8-foot wide opening at the Leavenworth façade of the North Building. The opening would have an arched header, similar in shape to the historic arched openings on the building, but it would be distinguished from the original openings by a narrower course of header bricks within the arch. The entrance would remain open during the day and would be shuttered with a wood-paneled door at night. The opening will replace a historic narrow arched window that had been converted to a door at some point after the Esherick renovation. The historic arched window will be filled with the bricks that are removed to create the larger opening and the infill will be recessed 4" from the face of the wall so that the original window shape is retained.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project at the northeast corner of The Cannery complex would not have a significant impact on the historic resource. The proposed alteration would only remove an approximately 5-foot by 12-foot portion of historic brick from the Leavenworth façade, which is a secondary elevation of the North Building. Removed brick would be salvaged to infill the historic narrow arched window. The infill brick would be recessed to retain the shape of the historic window opening, which is a character-defining feature of The Cannery. The new opening would be designed so that it is compatible with the historic building in terms of shape, details, proportions, and location. Also, the proposed wood-paneled door would be in keeping with the overall character of the resource and would be similar to the style of doors added to the building since the period of significance. The new opening would be distinguishable from the historic arched openings (both from the 1907 and 1967 construction periods) found elsewhere in the complex by its slightly narrower band of header bricks within the arch and the simplified keystone detail. Overall, the project would enhance the retail use of the existing space by creating better access to the street while preserving the historic character of The Cannery

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PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Date: 5-6-2011
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
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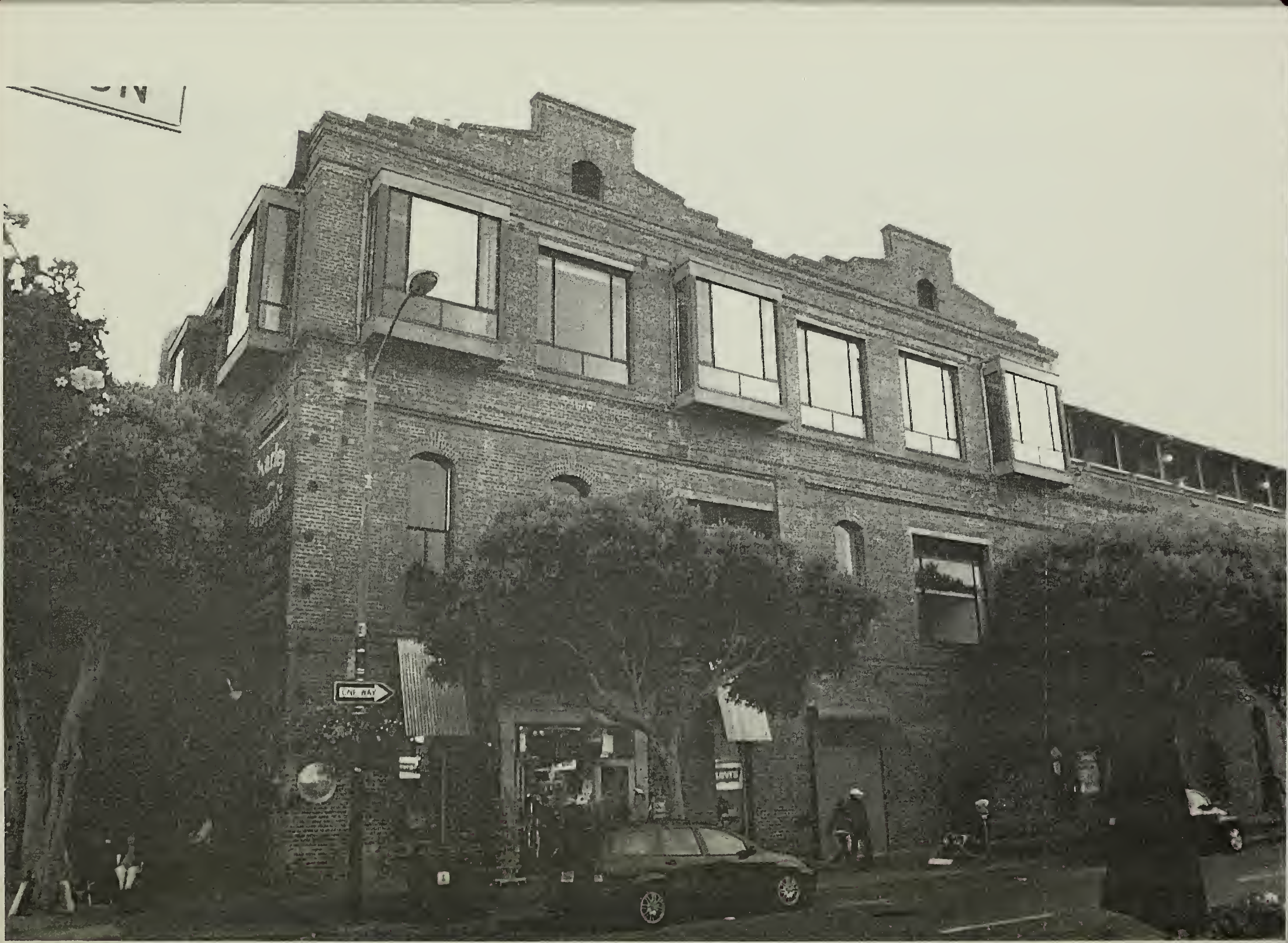

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Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	**Provided**	**Not Applicable**
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______________________ Date: 04 - 01 - 2011
(For Staff Use Only) Case No. 2011.0550E Address: 21 Mountain Spring Ave
San Francisco CA 94114
v.8.9.2010 Block/Lot: 2709 - 001 - 065

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Kinnock LLC	Telephone No.	415-550-9551
Address	650 Texas St	Fax. No.	415-550-9552
	San Francisco Ca 94107	Email	redmond@rgroupdev.com
Project Contact	Redmond Lyons	Telephone No.	415-550-9551 or 415-810-3791
Company	R Group, Inc	Fax No.	415-550-9552
Address	650 Texas St	Email	redmond@rgroupdev.com
	San Francisco Ca 94107		

Site Information

Site Address(es): 21 Mountain Spring Avenue San Francisco Ca 94114

Nearest Cross Street(s): Twin Peaks Blvd

Block(s)/Lot(s)	2709/001/065	Zoning District(s)	RH-1 (D)
Site Square Footage	8485 sqft	Height/Bulk District	40-X

Present or previous site use: Single Family Residentail

Community Plan Area (if any):

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction

☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use: Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.
Please see A1 site plan /cover sheet for scope of work (project description)

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? 18 feet What type of foundation would be used (if known)? ____	☒	☐
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center,** 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

SAN FRANCISCO
PLANNING DEPARTMENT **MEMO**

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Matt Weintraub (415) 575-6812 matt.weintraub@sfgov.org
Project Address:	**21 Mountain Spring Avenue**
Block/Lot:	2709/065 & 2709/001
Case No.:	**2011.0550E**
Date of Review:	June 15, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

21 Mountain Spring Avenue is a single-family home that was constructed in 1953-1954, according to Assessor data and information that was gathered from Department of Building Inspection (DBI) records by the Project Sponsor. According to DBI records, the builder was listed as Adrien L. Verdier, a local contractor, and no architect was listed.[1] The subject building is a single-story over raised basement, wood-frame house with a concrete foundation and low-slung gable roofs. It exhibits elements of modern Ranch architectural style with Japanese influences. Architectural features of the property include: single-story massing with horizontal emphasis; original ell-shaped single-story plan (prior to additions); low-slung gable roofs with *viga*-like brackets at corners and peaks; broad roof eaves with exposed rafters; large rectangular chimney; smooth stucco façades with minimal applied ornamentation; regular fenestration pattern with rectangular windows (filled with vinyl sash); gable hoods and wood slats over two windows at the west side elevation; a trellis at the entry porch; and a basement-level garage wing. Other site features include: a raised brick planter and ornamental lantern located between the sunken driveway and the elevated paved yard; a stone retaining wall along the street at the east side lot line; and copious landscaping at the eastern portion of the site. According to DBI records, additions to the building were constructed in 1963 (8 feet by 10 feet) and 1969 (7 feet by 12 feet).[2] These additions apparently occurred at the rear of the building.

21 Mountain Spring Avenue is located on the south side of Mountain Spring Avenue, between Twin Peaks Boulevard and Glenbrook Avenue. The site of 21 Mountain Spring Avenue is 8,489 square feet in

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[1] *Historic Resource Evaluation, 21 Mountain Spring Avenue, San Francisco, California,* December 2010, by Tim Kelley Consulting, LLC, page 9.

[2] *Ibid*, page 9.

total area, and it consists of two separate, adjacent lots that are proposed to be merged. The lot located at 2709/065 (7,004 square feet) is an irregular, roughly trapezoidal lot that is approximately 134-½ feet wide at the front lot line, 51-½ feet wide at the rear lot line, 70 feet deep at the east side lot line, and 98-½ feet deep at the south side lot line. The lot located at 2709/001 (1,485 square feet) is a narrow rectangular lot that is approximately 15 feet wide, 98-½ feet deep at the north side lot line, and 100 feet deep at the south side lot line. The house at 21 Mountain Spring Avenue is located primarily on lot 2709/065, with a small rear wing (apparently an addition) that extends onto lot 2709/001. The house is located near the center of the site and is set back from the exterior lot lines. It is partially located on the interior lot line that separates 2709/065 and 2709/001. The site slopes upward from the north and east (near the street) towards the south and west (the interior of the site).

The property is located within a RH-1(D) (Residential, House, Single-Family, Detached) Zoning District, a 40-X Height and Bulk District, and a Scenic Special Sign District.

PRE-EXISTING HISTORIC RATING / SURVEY

21 Mountain Spring Avenue is not included on any historic resource surveys or listed on any local, state or national registries. The subject property is not located within any designated historic districts. The property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1953-1954 and more than 50 years of age).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

21 Mountain Spring Avenue is located in the Clarendon Heights neighborhood, north of Twin Peaks. The immediate area surrounding the subject property consists of large single-family homes (including at least one house that appears to have been converted to apartments) that were constructed between 1922 and 1989. Architectural styles that are present in this area include Period Revival, Mid-Century Modern, contemporary modern, and vernacular variations of these styles. The area does not exhibit a single predominant architectural character or cohesive style. The street layout of the area includes straight streets as well as curving streets that conform to the topography of the area. Residential buildings are typically set back on lots, and properties contain front and side yards.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the

Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register of Historical Resources (California Register) criteria, Department staff finds that the subject property (21 Mountain Spring Avenue) does not appear to be eligible for inclusion in the California Register as an individual historic resource or as a contributor to a historic district.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following report:

- ☐ *Historic Resource Evaluation, 21 Mountain Spring Avenue, San Francisco, California,* dated December 2010, by Tim Kelley Consulting, LLC.

Staff has reviewed the report. In addition, staff has conducted additional research and analysis in order to complete the evaluation of the property and the project.

Included is an evaluation of the subject property (21 Mountain Spring Avenue), which is not eligible for the California Register of Historical Resources, based on the following criteria:

Criterion 1 - Event:	☐ Yes	☒ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☐ Yes	☒ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
Period(s) of Significance:	None		

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 21 Mountain Spring Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject property was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The Department concurs with the following evaluation that was submitted by the Project Sponsor: "The subject building is not associated with any significant event in the history of San Francisco or the State of California. The development of this property is not significant to the overall development pattern in the Clarendon Heights neighborhood."[3] The subject property is therefore determined not to be eligible under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

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[3] *Ibid,* page 11.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 21 Mountain Spring Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject property was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The owner at the time of construction and the original occupant, Albert Lane, was employed as a General Electric Supply specialist; he owned and lived at the property with his wife Elizabeth until 1963. Subsequently, William R. and Frances Gerini (occupations unknown) owned the property until 1978, and they were responsible for one or both of the additions that occurred in 1963 and 1969. None of these persons who owned and/or occupied the property at least 50 years ago is known to be important in history. The Department concurs with the following evaluation that was submitted by the Project Sponsor: "The building is not associated [with] any significant person in the history of San Francisco or the State of California."[4] The subject property is therefore determined not to be eligible under this Criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 21 Mountain Spring Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). No architect is known, and the builder, local contractor Adrien L. Verdier, is not known to be a master.

Visual inspection identifies 21 Mountain Spring Avenue as a typical example of modern Ranch architectural style (side gable version), which originated in the 1930s. Ranch architectural style is indicated by features such as: very low-pitched roofs with wide eave overhangs; single-story, ell-shaped plan (prior to the construction of additions); broad primary façade (east side elevation); and built-in garage. 21 Mountain Spring Avenue lacks some features often found in examples of Ranch architectural style, such as: decorative window shutters; roof-porch supports; and Spanish or English Colonial traditional detailing. Also, the built-in garage is located at the north end of the house, rather than on the broad primary façade as is traditional in Ranch architectural style, due to the topography of the site.[5] 21 Mountain Spring Avenue is a later version of the Ranch architectural style, and it is not an important or influential example of the style.

21 Mountain Spring Avenue includes Japanese-influenced detailing, rather than Spanish or English Colonial detailing, which is more common in examples of Ranch architectural style. Information provided by the Project Sponsor indicates that 21 Mountain Spring Avenue includes architectural features such as: "wooden Japanese inspired gable roof"; "stylized Japanese trellis"; and "gable window hoods

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[4] *Ibid*, page 11.

[5] *A Field Guide to American Houses*, 2002, by Virginia & Lee McAlester, pages 477, 479-480.

and woods slats also designed in a Japanese style".[6] In American architecture, Japanese influence is documented as "a prevailing current in West Coast architecture since before the turn of the [twentieth] century".[7] By mid-century, the Japanese influence in American and Californian architecture was demonstrated by houses that "emphasized structural geometry and highly articulated wood joinery".[8] 21 Mountain Spring Avenue displays these qualities in limited ways by the presence of features such as: exposed beams and rafters under the wide eave overhangs, a semi-enclosed porch trellis, and a chimney that pierces the overhanging eave on the east side elevation. It also features Japanese-influenced applied ornamentation such as gable window hoods, wood slats, and medallions. However, it does not exhibit other features such tile roofs, knee braces, or integrated interior/exterior spaces, which are characteristic of Japanese-influenced architecture. 21 Mountain Spring Avenue does not qualify as an important expression of Japanese-influenced architecture.

The Department concurs with the following evaluation that was submitted by the Project Sponsor: "The building is not a significant resource that embodies distinctive characteristics of a type, period, region, or method of construction. This building does not represent the work of a master, or possesses [sic] high artistic values."[9] The subject property is therefore determined not to be eligible under this Criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 21 Mountain Spring Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential). This criterion is typically associated with archaeological resources, which are not known or believed to be present at the subject property. Furthermore, the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. The subject property is therefore determined not to be eligible under this Criterion.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks

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[6] *Historic Resource Evaluation, 21 Mountain Spring Avenue, San Francisco, California,* December 2010, by Tim Kelley Consulting, LLC, page 5.

[7] *Bay Area Houses,* 1976, by Sally Woodbridge (ed.), page 158.

[8] *Ibid,* page 217.

[9] *Historic Resource Evaluation, 21 Mountain Spring Avenue, San Francisco, California,* December 2010, by Tim Kelley Consulting, LLC, page 11.

Workmanship: ☐ Retains ☐ Lacks

The subject property at 21 Mountain Spring Avenue was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable. However, it may be noted that the subject property has been affected by alterations that include: replacement of original windows with vinyl sash; and construction of two additions, apparently located at the rear of the house.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property at 21 Mountain Spring Avenue was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☐ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

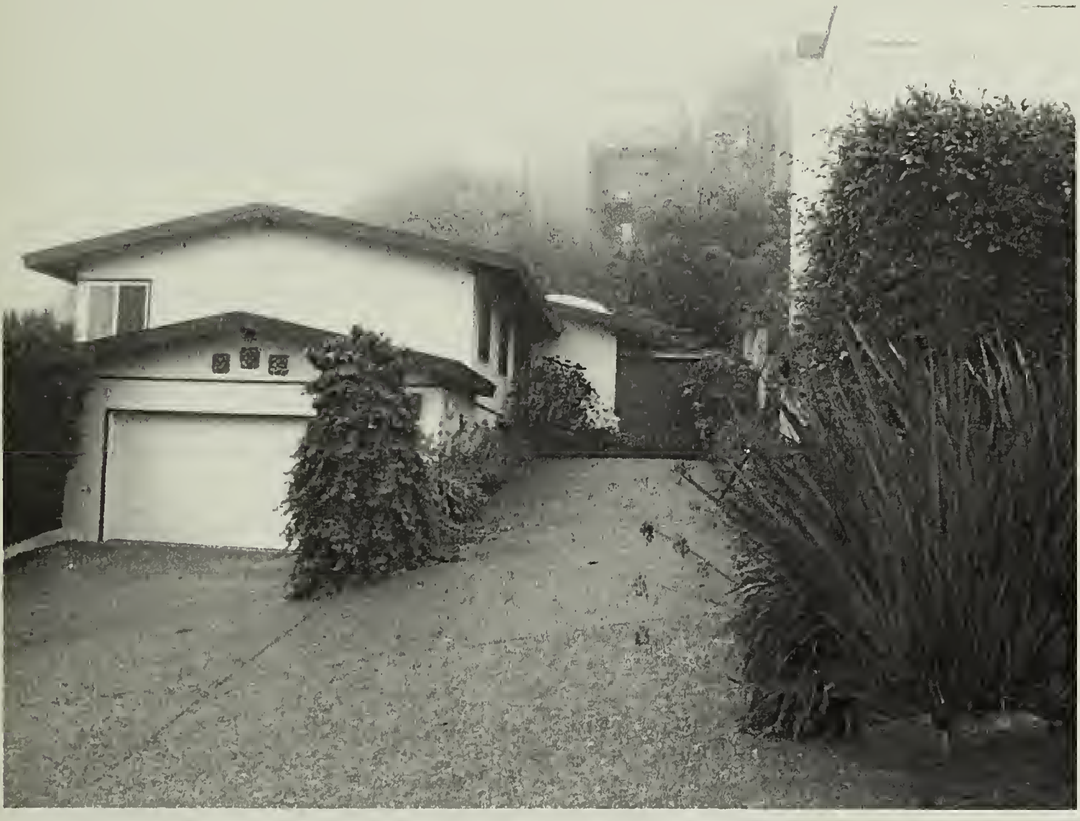
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________________ Date: 7/1/2011

Tina Tam, *Senior Preservation Planner*

HISTORICAL RESOURCE EVALUATION

21 MOUNTAIN SPRING AVENUE
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC
HISTORICAL RESOURCES
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
tim@timkelleyconsulting.com

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☑	
Supplemental Information Form for Historical Resource Evaluation and / or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☑
Additional studies (list)	☐	☑

GOVERNMENT
DOCUMENTS DEPT

JUL 18 2011

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PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): Anthony Chen
Date: 10-23-2010

(For Staff Use Only) Case No. 2011.0029E
Address: 235 Edgehill Way
Block/Lot: 2936A / 052

v.11.17.2009

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Andrew Chen	Telephone No.	415-665-7777
Address	235 Edgehill Way	Fax. No.	
	San Francisco, CA94127	Email	laopusa@hotmail.com
Project Contact	Anthony Chau - Architect	Telephone No.	415-307-7538
Company	Anthony Chau & Partners	Fax No.	
Address	530 Paloma Ave	Email	anthonychaudesigns@gmail.com
	Pacifica, CA94044		

Site Information

Site Address(es):	235 Edgehill Way		
Nearest Cross Street(s)	Garcia Ave		
Block(s)/Lot(s)	2936A/052	Zoning District(s)	RH-1(D)
Site Square Footage	4627	Height/Bulk District	30-ft
Present or previous site use	Single family dwelling		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $100K

Describe proposed use: Single family dwelling

Narrative project description. Please summarize and describe the purpose of the project.

Construct a Master Bedroom Suite of 628 square feet on top of the two-story portion of the three-story split-level house.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______________ What type of foundation would be used (if known)? ______________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2443.2	2443.2	612.3	3055.5
Retail				
Office				
Industrial				
Parking	372.4	372.4	0	372.4
Other (specify use)				
Total GSF	2815.6	2815.6	612.3	3427.9
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces	1	1	0	1
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	18'-4"	18'-4"	6'	24'-4"
Number of stories	3	3		3

Please describe any additional project features that are not included in this table:
no increase in building footprint

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1
JUL 12 2011

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Michael Smith (415) 558-6322 michael.e.smith@sfgov.org
Project Address:	**235 Edgehill Way**
Block/Lot:	2936A/052
Case No.:	**2011.0029E**
Date of Review:	June 16, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

235 Edgehill Way is located on the north side of the street on Edgehill Mountain in the Forest Hill Extension neighborhood. The property is located within a RH-1(D) [Residential, House, One-Family (Detached)] Zoning District and a 40-X Height and Bulk District.

The subject property located at 235 Edgehill Way is a detached, two-story, mid-century ranch styled residence that was constructed in 1948 according to Assessor's records. The building is wood framed construction and features a split level plan that is set back from the street. The façade is composed of three structural bays. The structural bay at the west side of the façade is clad in wood siding at the ground floor and cement plaster at the second floor and features a 16-foot wide garage opening at the ground floor with a large wood window centered above it at the second floor. This structural bay is topped with a false gabled front. The second structural bay located at the center of the building is clad in cement plaster and features a small fixed window. The third structural bay located at the east side of the façade is clad in wood siding, is recessed several feet, and features a covered porch and entry and a wood casement window with six lights positioned at the eastern edge of the façade. This portion of the building is topped with a mansard roof that terminates into the side of the taller first structural bay.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

Edgehill Way is a narrow street characterized by its curves that wind up the hill with houses in varying styles along the steep slope. While the neighborhood was first developed in the early 1920's, surrounding structures were constructed from mid-century to the present. The subject property is one of six similar properties in a row. Visually, the immediate neighborhood does not appear to be located within a district.

It should be noted that the immediate neighborhood surrounding the site has not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is not eligible for the California Register of Historical Resources based on the following Criterion(s):

Criterion 1 - Event:	☐ Yes	☒ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☐ Yes	☒ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		

District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

As noted above, records indicate that the subject building was constructed in 1948, long after the development period of the residential neighborhood on Edgehill Way. The property is not associated with the primary development period for the neighborhood and is not associated with events that have made a significant contribution to the broad patterns of local residential development history that would qualify it for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Burton and Marynell Froom, the first owners and occupants of the property, purchased it in 1948 from the Vagnati-Frank Building Corporation. City Directories indicate that Mr. Froom was a salesman and Mrs. Froom was a housewife. Neither the Frooms nor any of the subsequent owners or occupants of the property were found to be significant in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject building is an example of a detached, mid-century, split-level, ranch styled house in a suburban setting. The building does not appear to be a unique example of this building type. It features a hipped roof, stucco and wood siding finish, wide garage opening, and divided light wood casement windows. The exterior of the property does not appear to have been altered much over the years. The original architect or designer for the property is unknown making it impossible to determine if it is the work of a master though it does not appear to be.

The property does not appear to meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

235 Edgehill Way is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historical Resource Present

If there is no historical resource present, please have the Senior Preservation planner review, sign, and process for the Environmental Division.

☐ Property is not a Historical Resource but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

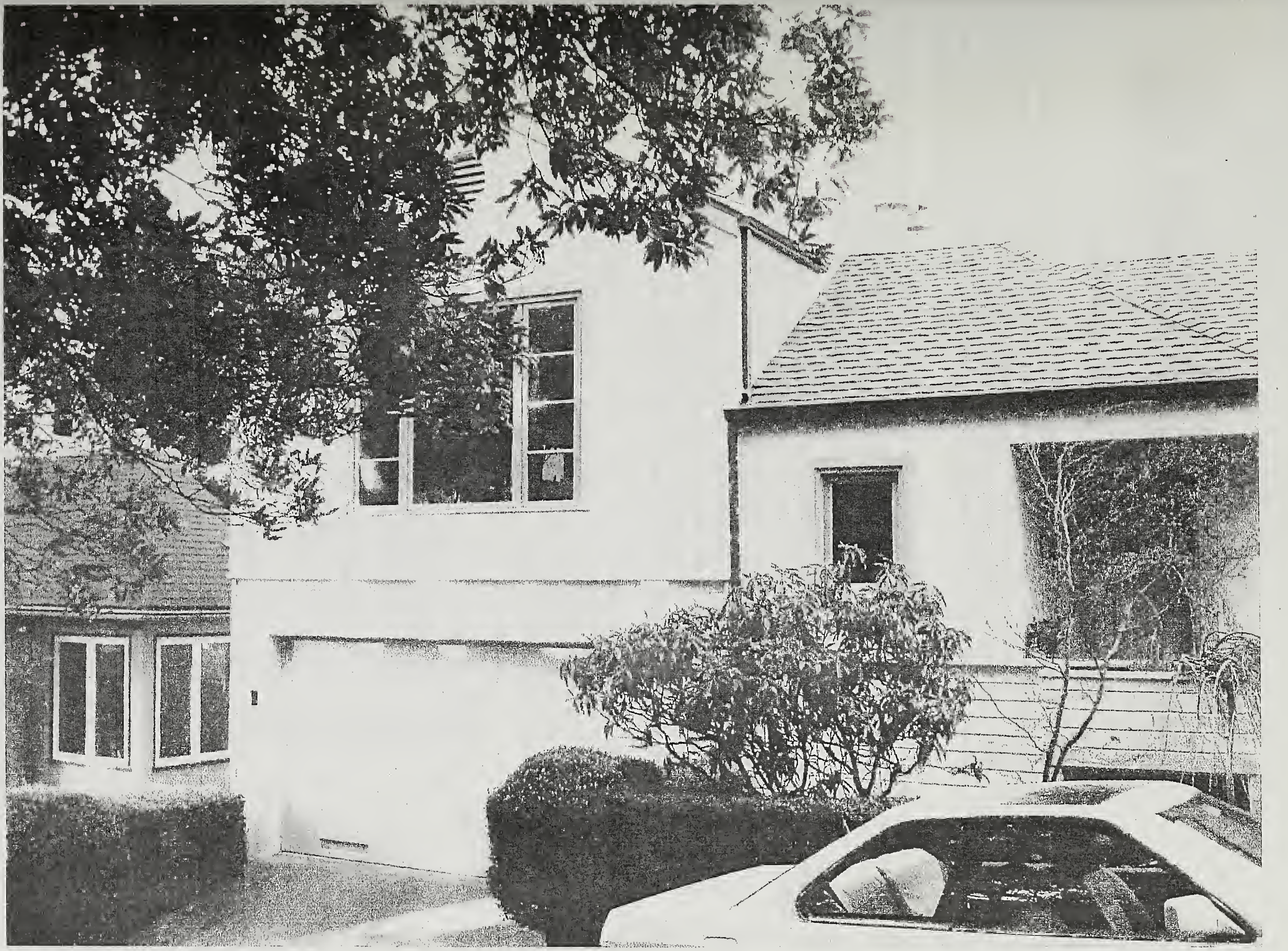
☐ Historical Resource Present

If a historical resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7/1/2011

Tina Tam, *Senior Preservation Planner*



Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT
JUL 18 2011
SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or [✓ agent]):

Date: 4/7/11

(For Staff Use Only) Case No. 2010.0074E

Address: 524 Vienna St

Block/Lot: 6090/005

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	YIN KWAN TAM	Telephone No.	
Address	524 VIENNA STREET	Fax. No.	
		Email	
Project Contact	STEPHEN KWOK	Telephone No.	415-577-0203
Company		Fax No.	
Address	1235 40TH AVENUE	Email	kwoksf@yahoo.com
	SAN FRANCISCO, CA 94122		

Site Information

Site Address(es): 524 VIENNA STREET

Nearest Cross Street(s) PERSIA AVENUE

Block(s)/Lot(s)	6090 / 004	Zoning District(s)	RH-1
Site Square Footage	2,495	Height/Bulk District	40-X

Present or previous site use SINGLE FAMILY RESIDENTIAL

Community Plan Area (if any) N/A

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction

☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use SINGLE FAMILY DWELLING

Narrative project description. Please summarize and describe the purpose of the project.

The proposed project is to demolish existing building and construct a new three story building.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?	☐	☒
If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	625	0	2875	3500
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	500	500
Other (specify use)				
Total GSF	625	0	3375	4000
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	0	0	1	1
Loading spaces	0	0	0	0
Number of buildings	1	0	1	1
Height of building(s)	20	0	27	27
Number of stories	1	0	3	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 3
JUL 12 2011

SAN FRANCISCO
PLANNING DEPARTMENT
MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Michael Smith
(415) 558-6322
michael.e.smith@sfgov.org

Project Address: **524 Vienna Street**
Block/Lot: 6090/004
Case No.: **2010.0074E**

Date of Review: June 15, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

524 Vienna Street is located on the west of the street between Persia and Russia Avenues in the Excelsior neighborhood. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40 -X Height and Bulk District.

The subject property was constructed in 1912 by A. Flermann, according to Assessor's records. However, archival building permit records indicate that a building permit to construct the building was issued in April 1908 and Spring Valley Water Company records show that an application for water service was granted in May 1908. Based upon this information the building is estimated to have been constructed circa 1908. The subject building is a one story vernacular cottage with a gabled roof. The front of the building is composed of two structural bays that are set back from the street and set back over five feet from the north side property line. Together the bays are 18-feet in width, with one bay housing the elevated and recessed front entry and the other bay housing a pair of double-hung wood windows that are flanked by decorative wood shutters. A striped metal awning shades the windows from the sun. The exterior of the building is finished in wood siding and topped with a gabled roof. The building appears to be in poor condition.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1908).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate neighborhood is defined by single-family dwellings of similar height and scale. The buildings' dates of construction range from 1910 to the present. Architectural styles vary from the Victorian era to the Modern era. Architectural continuity in the neighborhood is mixed with no predominant era or style represented; therefore, the immediate neighborhood does not appear to meet the criteria for listing as an historic district.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is eligible for the California Register of Historical Resources based on the following Criterion(s):

Criterion 1 - Event: ☐ Yes ☒ No ☐ Unable to determine
Criterion 2 - Persons: ☐ Yes ☒ No ☐ Unable to determine
Criterion 3 - Architecture: ☐ Yes ☒ No ☐ Unable to determine
Criterion 4 - Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property, constructed circa 1908, represents the post earthquake development of the Excelsior neighborhood, but it cannot be demonstrated that the structure has a specific association with its evolution as required by the guidelines.

The immediate context is predominantly single-family dwellings of similar height and scale. The buildings' dates of construction range from 1905 to the present. Architectural styles vary from the

Victorian era to the Modern era. Architectural continuity in the neighborhood is mixed with no predominant era or style represented; therefore, the immediate neighborhood does not appear to meet the criteria for listing as an historic district.

There were no other events found to be associated with the subject property, therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Theodor Bachmann is the first known owner/occupant of the subject property. Neither Mr. Bachmann nor any of the subsequent owners or occupants of the property were found to be significant in our local, regional, or national past. Therefore, the property does not qualify for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject building is an example of a Victorian era vernacular cottage. The building does not appear to be a unique example of this building type and has almost none of the ornamentation that characterized buildings from this period. It is unclear whether ornamentation has been removed from the building but archival Sanborn Maps clearly indicate that an addition was constructed at the rear northwest corner of the building. The building's original designer is unknown though it does not appear to be the work of a master. The property does not appear to meet the criteria to qualify for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks

Workmanship: ☐ Retains ☐ Lacks

524 Vienna Street is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historical Resource Present

If there is no historical resource present, please have the Senior Preservation planner review, sign, and process for the Environmental Division.

☐ Property is not a Historical Resource but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

☒ Historical Resource Present

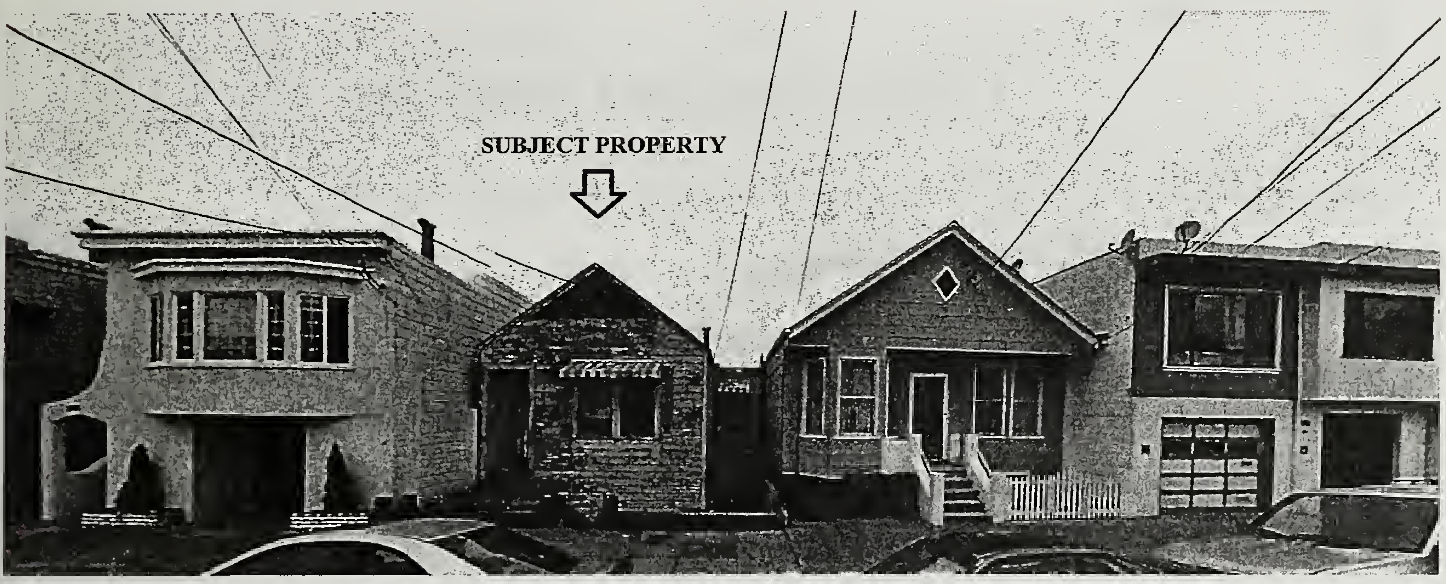
If a historical resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

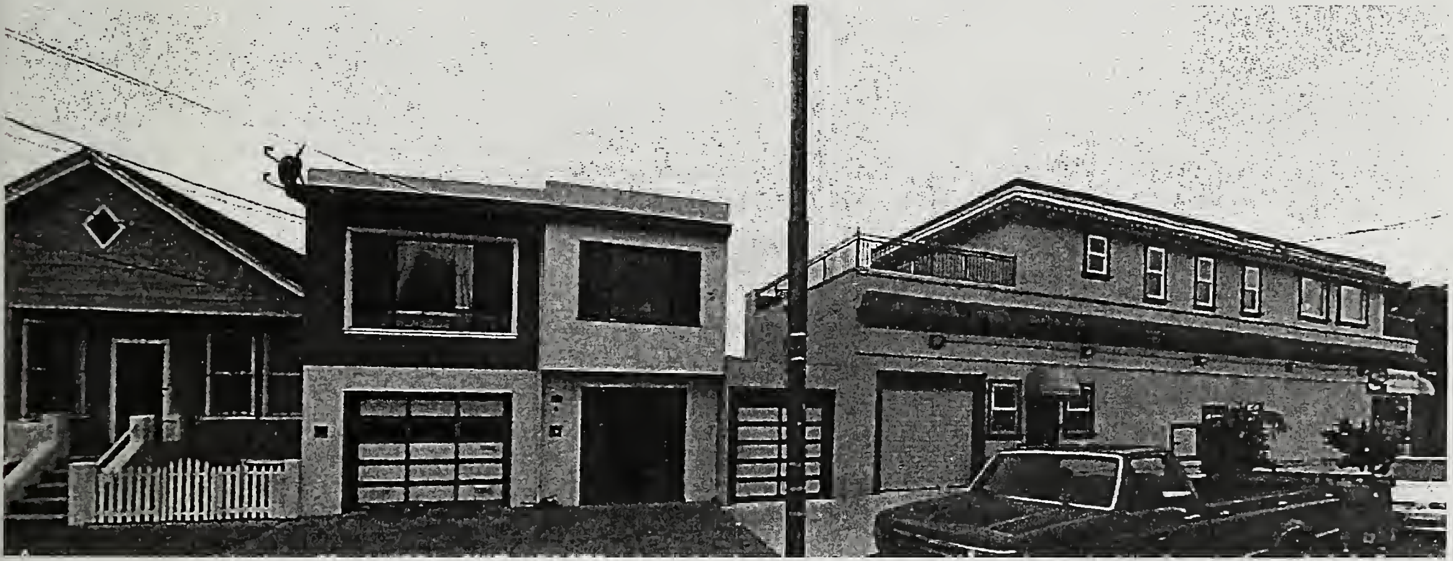
Signature: ______________________ Date: 7/1/2011

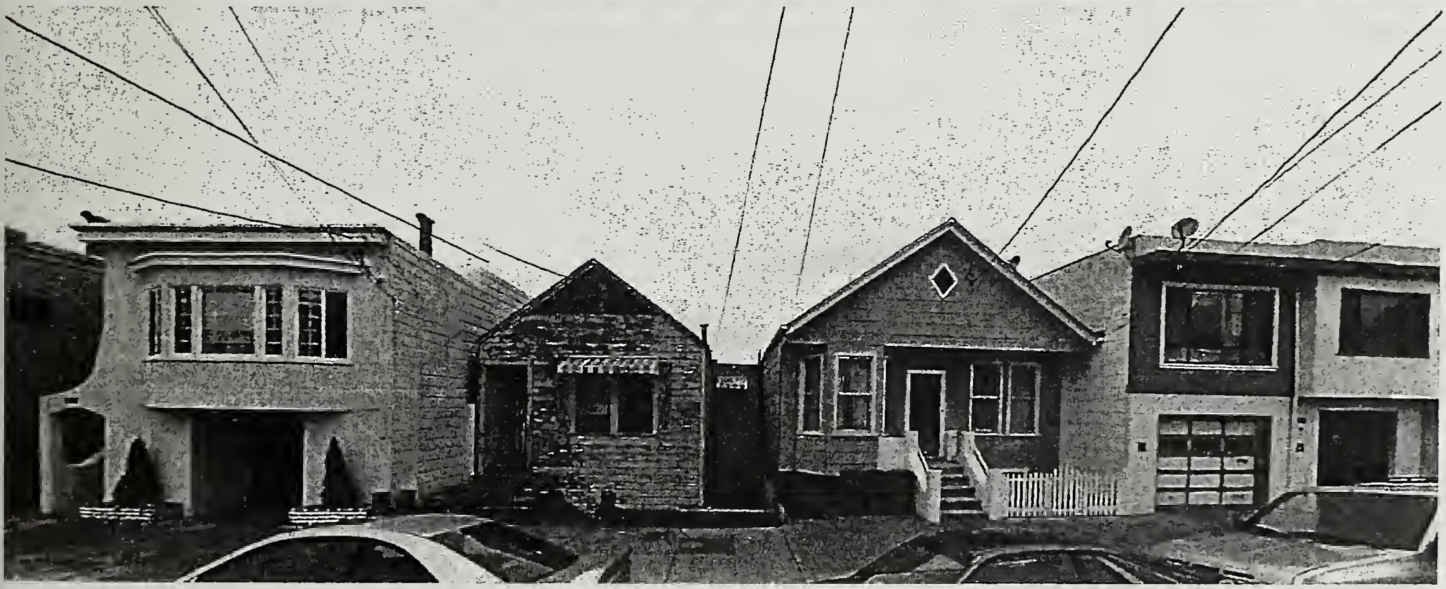
Tina Tam, *Senior Preservation Planner*

SUBJECT PROPERTY: WESTSIDE OF VIENNA STREET



WEST SIDE VIENNA STREET (SAME SIDE BUILDINGS):





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SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
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CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):
Date: 03-09-2011
(For Staff Use Only) Case No. 2011.0267E
Address: 400 CASTENADA AVE.
Block/Lot: 2882/021

v.8.9.2010

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PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner KAREN SCHNEIDER & NACHO SANS-PASTOR
Telephone No. 415-664-0605
Address 490 CASTENADA AVE.
SAN FRANCISCO, CA
Fax. No.
Email KAREN@MAXANDOLIVER.COM
Project Contact NEAL SCHWARTZ
Telephone No. 415-550-0430
Company SCHWARTZ AND ARCHITECTURE
Fax No.
Address 860 RHODE ISLAND ST.
SAN FRANCISCO, CA
Email NEAL@SCHWARTZANDARCHITECTURE
COM

Site Information

Site Address(es): 490 CASTENADA AVE.
Nearest Cross Street(s) MONTALVO AVE.
Block(s)/Lot(s) 2882/21
Zoning District(s) RH1D
Site Square Footage 5749 SF.
Height/Bulk District 40-X
Present or previous site use RESIDENTIAL
Community Plan Area (if any)

Project Description – please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe)
Estimated Cost $225,000
Describe proposed use RESIDENTIAL

Narrative project description. Please summarize and describe the purpose of the project.

THIRD FLOOR MASTER BEDROOM ADDITION, REMODEL (E) KITCHEN, DINING, LIVING AND ENTRY AREAS, REPLACE AND EXPAND (E) STAIRWELL. REAR YARD EXCAVATION (30" BELOW GRADE)

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center,** 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2580	2580	685	3265
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				3265
Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces	1	1	0	1
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	27'-8"		3'-10"	31'-6"
Number of stories	2		1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1
JUL 12 2011

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Michael Smith (415) 558-6322 michael.e.smith@sfgov.org
Project Address:	**490 Castenada Avenue**
Block/Lot:	2882/021
Case No.:	**2011.0267E**
Date of Review:	June 14, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

490 Castenada Avenue is located on the north side of the street at Dorantes Avenue in the Forest Hill neighborhood. The property is located within a RH-1(D) [Residential, House, One-Family (Detached)] Zoning District and a 40-X Height and Bulk District.

The subject property located at 490 Castenada Avenue is a detached, two-story, mid-century traditional residence that was constructed in 1949. The ground floor of the building is composed of a wide garage opening and a six part divided light casement window. The second floor is composed of a six part divided light casement window positioned at the corner of the building located asymmetrically above the garage entry. At the opposite side of the second floor façade is a larger three part wood window with a fixed window in the middle that is flanked by four part divided light casement windows. There are stairs leading to the entry and a brick fireplace located on the east side of the building. The building is topped with a hipped roof and finished in stucco.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The neighborhood is defined by detached single-family dwellings, constructed in the 1920s through the present. Most of the buildings are sided in stucco and are designed in the Mediterranean Revival, Tudor Revival, and Traditional styles. Building scale at the street ranges from two to three-stories. The neighborhood is not a recognized historic district.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is not eligible for the California Register of Historical Resources based on the following Criterion(s):

Criterion 1 - Event: ☐ Yes ☒ No ☐ Unable to determine
Criterion 2 - Persons: ☐ Yes ☒ No ☐ Unable to determine
Criterion 3 - Architecture: ☐ Yes ☒ No ☐ Unable to determine
Criterion 4 - Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Criterion 1: **It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

The subject property, built in 1949, represents the build out of the Forest Hill neighborhood, but it cannot be demonstrated that the structure has a specific association with its evolution as required by the guidelines. The boundaries of the Forest Hill neighborhood are roughly Seventh Avenue and Laguna Honda Boulevard to the east, Taraval Street to the south, and 14th Avenue to the west. Construction on the neighborhood began in 1912, on land originally owned by Adolph Sutro that was purchased from his heirs by the firm Newell-Murdoch that was established by A. S. Baldwin. The neighborhood was designed as a residence park similar to the successful Presidio Terrace neighborhood. Employing the same landscape architect, Mark Daniels, the Newell-Murdoch firm sought to recreate the success they had with their Thousand Oaks development located in Berkeley, California. Like other developers on the west side of the City, the company was betting that the Twin Peaks Tunnel, and its promise of a quick commute downtown, would create a boom in sales. In 1918, the tunnel opened but American entry into

World War One slowed real estate sales. In 1920, development of the Forest Hill neighborhood slowed even more as disappointed residents formed a corporation and bought the rights to the overall development from the Newell-Murdoch firm. The majority of today's homes in Forest Hill were built and sold in the 1920s and 30s by the Lang Realty Company, who had developed Balboa Terrace. The neighborhood was fully built out by the 1960's. 490 Castenada Avenue represents the end of the build out of the neighborhood which took place over several decades. As a result of the prolonged development period, the neighborhood is characterized by many different building styles with style cohesion differing by block. What is most collectively notable about Forest Hill is its landscaped public areas designed by Mark Daniels and its Bernard Maybeck designed buildings including the Forest Hill Club House. The subject property is located near the edge of the neighborhood in a context that is defined by mid-century construction including buildings that have been more recently altered and don't contribute to the 1920's and 30's character that typifies the neighborhood. A survey of the neighborhood is needed to determine if it qualifies as a potential district but it appears that the subject building would not be a contributor if a district is present. Furthermore, the subject property is not located near the landscaped public areas or the club house. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Emil, Jr. and Edna Leuenberger were the original owners of the property until 1980. Neither the Leuenbergers nor any of the subsequent owners or occupants of the property were found to be significant in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject building is an example of a Traditional styled detached house in a suburban setting. The building does not appear to be a unique example of this building type. It features a hipped roof, side entry, stucco finish, wide garage opening, and divided light wood casement windows. The exterior of the property does not appear to have been altered over the years. The original architect or designer for the property is unknown making it impossible to determine if it is the work of a master though it does not appear to be.

The subject property is located within the Forest Hill neighborhood, a failed development by the Newell-Murdoch firm. The firm attempted to replicate its success on a similar development in Berkeley, California but sold the project before completion when it ran into trouble. As a result, the development took decades to building out. However, the neighborhood's landscaping, designed by Mark Daniels, is unique and worthy of recognition. Daniels is noted landscape architect who is also credited with several other developments in California including Sea Cliff, St. Francis Wood, St. Mary's Park, Crocker-Amazon, in San Francisco; the 17-mile drive in Pebble Beach; the Thousand Oaks development in Berkeley; and Bel-Air in Los Angeles. The subject property has little association with the Daniels designed landscaping because it is far removed from the area and little association with the larger more formal homes that are adjacent to these spaces.

The property does not appear to meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: **It yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

490 Castenada Avenue is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historical Resource Present

If there is no historical resource present, please have the Senior Preservation planner review, sign, and process for the Environmental Division.

☐ Property is not a Historical Resource but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

☐ Historical Resource Present

If a historical resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7/1/2011

Tina Tam, *Senior Preservation Planner*

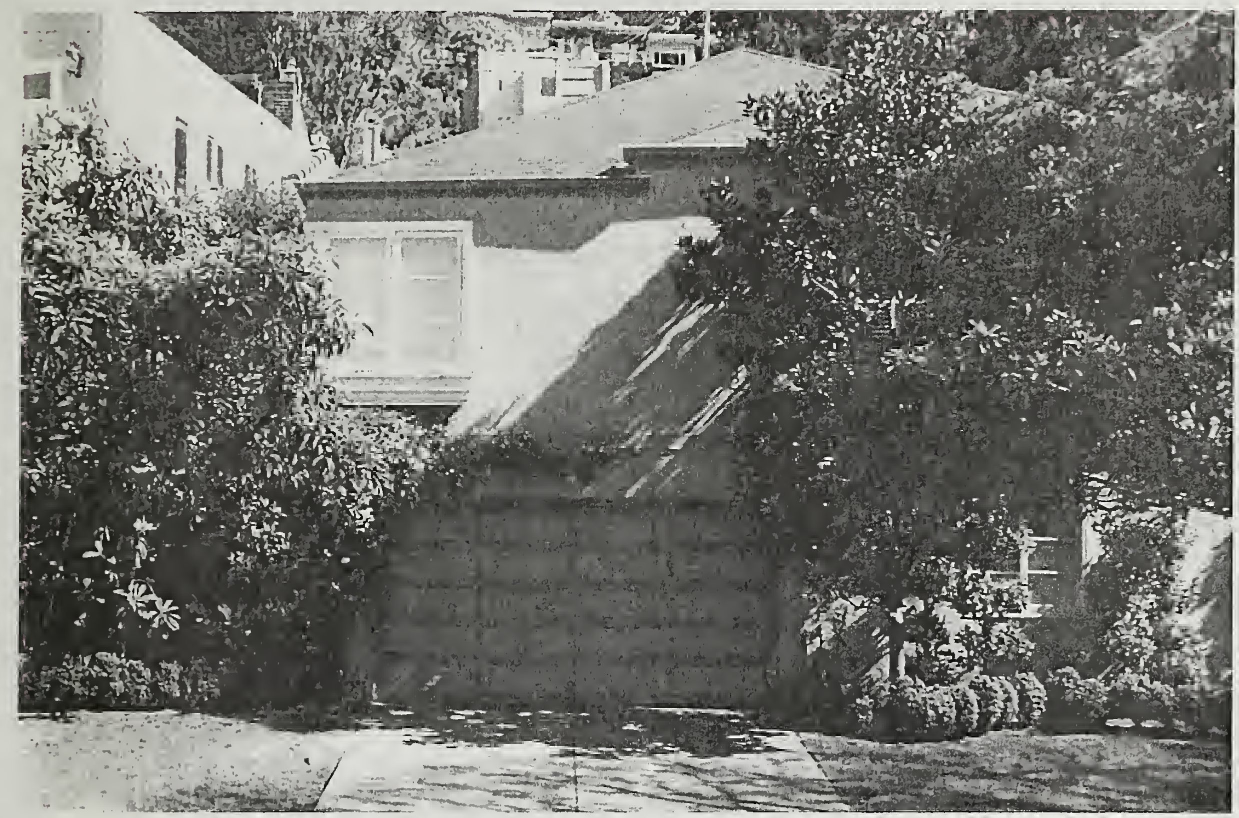

Fig. 1 – View of front of 490 Castenada Ave., looking north

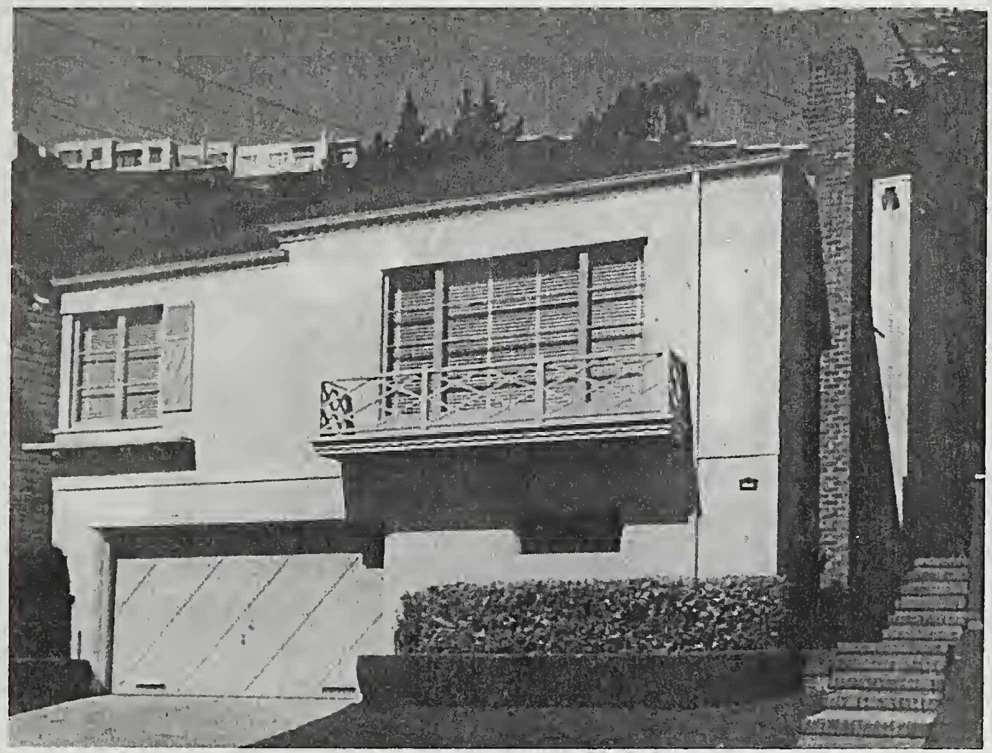

Fig. 2 – View of front of 490 Castenada Ave., looking north, c1975

(from S.F. Assessor's building file)

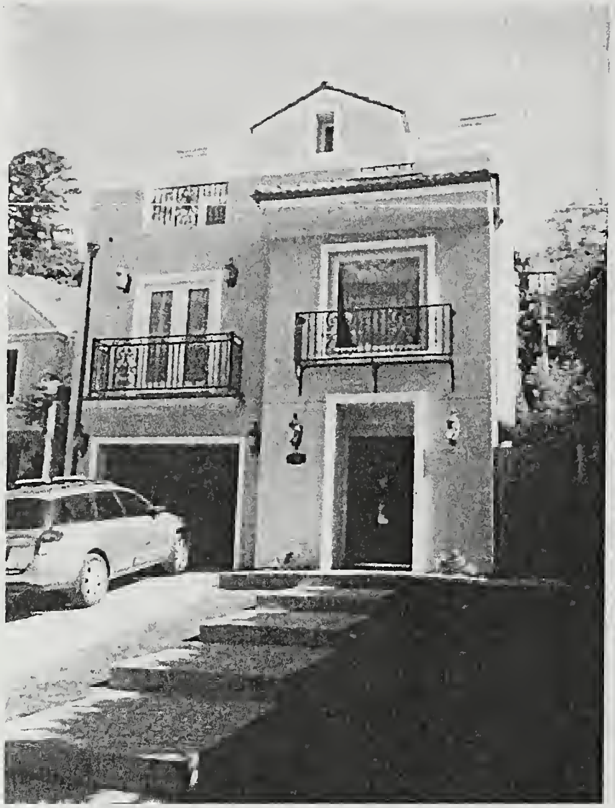

Fig. 3 – View of 500 Castenada Ave.

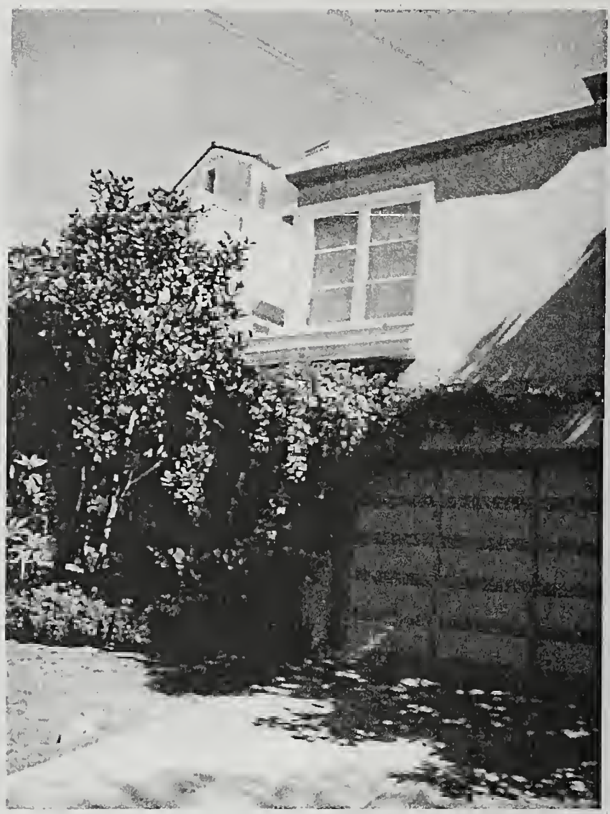

Fig. 4 – View of front of 490 Castenada Ave.
with 500 Castenada at left

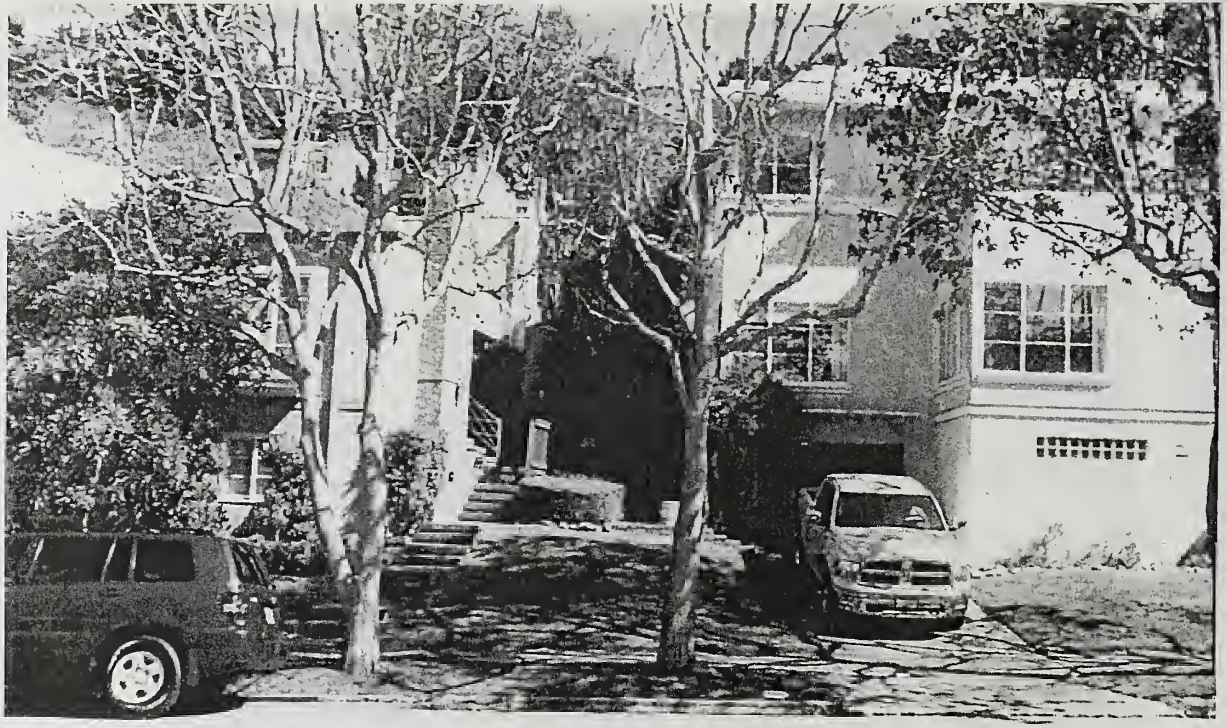

Fig. 5 – View of front of 490 Castenada Ave. (at left), looking north
with 480 Castenada at right

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2011.0603E**
Project Title:	**ESER Fire Station Improvements Project (Various Addresses)**
Zoning:	P (Public)
Block/Lot:	Various
Project Sponsor	Frank Filice, Department of Public Works (DPW) (415) 558-4011
Staff Contact:	Brett Bollinger – (415) 575-9024 Brett.Bollinger@sfgov.org

PROJECT DESCRIPTION:

In June 2010, the Earthquake Safety and Emergency Response (ESER) bond program was passed by San Francisco voters. The program authorized repairs and improvements to twenty-one (21) San Francisco fire stations. Of those twenty-one fire stations evaluated, fifteen (15) are the subject of this CEQA Categorical Exemption determination. Improvements to the remaining six (6) fire stations would be considered in a separate environmental review submittal. The proposed general work scope consists of upgrades and modernization to the subject fifteen fire station buildings. All improvements to these buildings are confined to and would not expand the existing footprints of the fire station buildings.

18/11

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(a)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

, for

BILL WYCKO
Environmental Review Officer

July 18, 2011
Date

cc: Frank Filice, Project Sponsor

GOVERNMENT
DOCUMENTS DEPT

JUL 28 2011

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REMARKS

The Earthquake Safety and Emergency Response (ESER) Project involves repairs and improvements to 21 fire stations throughout the City and County of San Francisco. Under this Environmental Evaluation application, 15 of these fire stations have been evaluated for historical significance. The properties are:

1. 80 Digby Street (Station #26)
2. 135 Sanchez Street (Station #6)
3. 530 Sansome Street (Station #13)
4. 655 Presidio Avenue (Station #10)
5. 720 Moscow Street (Station #43)
6. 1000 Ocean Avenue (Station #15)
7. 1290 16th Avenue (Station #22)
8. 1295 Shafter Avenue (Station #17)
9. 1325 Leavenworth Street (Station #41)
10. 1340 Powell Street (Station #2)
11. 1814 Stockton Street (Station #28)
12. 1935 32nd Avenue (Station #18)
13. 2150 California Street (Station #38)
14. 2155 18th Avenue (Station #40)
15. 2430 San Bruno Avenue (Station #42)

Category A Properties:

The following properties have been previously evaluated and found to be eligible for listing in the California Register of Historic Places. These buildings are considered "Category A" properties (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

- 135 Sanchez Street (Station #6) – constructed 1950, listed in Market Octavia Survey (Status Code 3CS)

Category B Properties:

The following properties are not included in any historic resource surveys or listed in any local, state or national registries. These buildings are considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to their age (constructed prior to 1961) or their listing in informational surveys.

- 655 Presidio Avenue (Station #10)– constructed 1958
- 720 Moscow Street (Station #43) – constructed 1970, listed in 1976 Architectural Survey
- 1000 Ocean Avenue (Station #15) – constructed 1957
- 1295 Shafter Avenue (Station #17) – constructed 1956
- 1325 Leavenworth Street (Station #41)– constructed 1956
- 1935 32nd Avenue (Station #18) – constructed 1951
- 2150 California Street (Station #38) – constructed 1960
- 2155 18th Avenue (Station #40) – constructed 1931 (altered 1993)
- 2430 San Bruno Avenue (Station #42) – constructed 1977, listed in 1976 Architectural Survey

Category C Properties:

The following properties have either been affirmatively determined not to be historical resources, are properties less than 50 years of age, or are properties for which the City has no information indicating that the property qualifies as an historical resource.

- 80 Digby Street (Station #26) – constructed 1968
- 530 Sansome Street (Station #13) – constructed 1975
- 1290 16th Avenue (Station #22) – constructed 1962
- 1340 Powell Street (Station #2) – constructed 1994
- 1814 Stockton Street (Station #28) – constructed 1967

CEQA HISTORICAL RESOURCE(S) EVALUATION

As described in the Historic Resource Evaluation Response (HRER)[1] Memorandum (attached), State of California Department of Parks and Recreation (DPR) forms were prepared for each individual fire station within a Historic Resource Evaluation (HRE) submitted by Page & Turnbull[2] and relied upon by the Department's Preservation Staff to make its determinations regarding the proposed project.

Significance

Individual Significance

Based on information in the Planning Department's files and provided by the project sponsor, two (2) of the 15 fire stations evaluated are historically significant per one or more of the California Register criteria as individual resources:

135 Sanchez Street (Station #6) was constructed in 1948 by the firm Spencer & Ambrose for the City and County of San Francisco. The firehouse appears to be eligible for listing in the California Register under Criterion 3 (Design/Construction) as a well-preserved example of a Late Moderne institutional building. The building retains sufficient character-defining features and integrity and embodies the distinctive characteristics of the Late Moderne type, period, and method of construction. This information was provided in the attached DPR 523B Form prepared by Kelley & VerPlanck in May 2010. Although the Kelley & VerPlanck evaluation does not align with the DPR 523A Form prepared by Page & Turnbull in March 2011 which found that the property was not individually eligible for the Register, the Department concurs with the more conservative analysis provided by Kelley & VerPlanck for the Market & Octavia historic resource survey, which was adopted by the City in 2010.

1935 32nd Avenue (Station #18) was constructed in 1951 by the architect J.S. Gould and engineer John A. Blume for the City and County of San Francisco. Similar to 135 Sanchez Street in its history and design, the firehouse also appears to be eligible for listing in the California Register under Criterion 3 (Design/Construction) as a well-preserved example of a Late Moderne institutional building. The building retains sufficient character-defining features and integrity and embodies the distinctive characteristics of the Late Moderne type, period, and method of construction. Although Page & Turnbull in March 2011 found that the property was not individually eligible for the Register, the Department finds that there is sufficient evidence to support the conclusion that the property may be eligible for listing based upon the Department's previous assessment of the comparable fire house at 135 Sanchez Street.

Contributing Significance

Based on information in the Planning Department's files and provided by the project sponsor, seven (7) of the 15 fire stations evaluated are historically significant per one or more of the California Register criteria as contributors to a potential historic district:

There are 14 remaining firehouses with historic integrity constructed as part of the 1952 Firehouse Bond Act. According to the attached report prepared by Page & Turnbull in March 2010 for 676 Howard Street

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[1] Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Environmental Planning, July 15, 2011.

[2] Page & Turnbull, *San Francisco Fire Station Historic Resource Study (DPR 523 A and B Forms)*, April 8, 2011. A copy of this report is on file with the Planning Department at 1650 Mission Street Suite 400 and is available for public review as part of the project file 2011.00603E.

(Station #1), these 14 firehouses constitute a potential discontiguous thematic historic district that is significant under Criterion 1 (Events) and Criterion 3 (Design/Construction). The potential **San Francisco 1952 Firehouse Bond Act Thematic Historic District** is notable for the strong collection of International Style firehouses and as the largest firehouse building campaign undertaken by the City of San Francisco. The period of significance relates to the construction campaign dates from 1952 to 1961. The district includes 5 fire stations under review in this application:

- 655 Presidio Avenue (Station #10)
- 1000 Ocean Avenue (Station #15)
- 1295 Shafter Street (Station #17)
- 1325 Leavenworth Street (Station #41)
- 2150 California Street (Station #38)

Integrity

135 Sanchez Street (Station #6) was retrofitted in 2000, but the work did not affect the exterior elevations of the building. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

1935 32nd Avenue (Station #18) has had it hose tower removed; however, this alteration does not substantially affect its overall integrity. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

The **San Francisco 1952 Firehouse Bond Act Thematic Historic District** retains historic integrity. All of the properties listed above retain a good degree of integrity, having undergone few major alterations since originally constructed. 655 Presidio Avenue, 1295 Shafter Street, and 1325 Leavenworth Street have all had their hose towers removed; however, all of these properties retain integrity of location, design, setting, materials, workmanship, feeling, and association.

Since the fire stations located at 80 Digby Street, 530 Sansome Street, 720 Moscow Street, 1290 16th Avenue, 1340 Powell Street, 1814 Stockton Street, 2155 18th Avenue, and 2430 San Bruno Avenue were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, analysis of their integrity was not conducted.

Character-defining Features

The character-defining features of **135 Sanchez Street (Station #6)** include the following:

- 2-story height and rectangular massing
- asymmetrical façade arrangement
- brick stair tower with "SFFD" signage and prominent flagpole
- slim 2-story high piloti
- full-height metal-sash windows
- streamlined red light fixtures
- simple concrete cornice

The character-defining features of **1935 32nd Avenue (Station #18)** include the following:

- 2-story height and rectangular massing
- asymmetrical façade arrangement
- red Roman brick and stucco cladding
- aluminum awning sash ribbon windows
- glass block ornament

- outdoor patio
- simple concrete cornice

The character-defining features of the potential **San Francisco 1952 Firehouse Bond Act Thematic Historic District** include the following:

- reinforced concrete structure
- rectangular massing
- horizontal bands of aluminum-sash windows
- facades clad in stucco and Roman brick or ceramic/enameled metal panels
- simple projecting cornices
- simple, rectangular hose towers

Since the fire stations located at 80 Digby Street, 530 Sansome Street, 790 Moscow Street, 1290 16th Avenue, 1340 Powell Street, 1814 Stockton Street, 2155 18th Avenue, and 2430 San Bruno Avenue were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, this analysis was not conducted.

Work Scope Description:

The Earthquake Safety and Emergency Response (ESER) Fire Station Improvement Project can be divided into three basic scopes of work:

Focused – Fire stations under this scope are in need of repairs to correct severe deficiencies of selected building components in order to assure station functionality for the next eight (8) to ten (10) years. This work includes, roof repairs or replacement; apparatus door repairs; window repairs and/or in-kind replacements; bathroom and kitchen upgrades; balcony repairs; wall repairs; interior ADA improvements; improvement to exterior accessibility such as sidewalk slopes and curb cuts; mechanical, electrical, plumbing system, or focused upgrades; HVAC repairs; skylight repairs; and, drives and walkways repairs. The following 12 fire stations are proposed to undergo Focused rehabilitation (identified historic resources are in bold):

- 80 Digby Street (Station #26)
- **135 Sanchez Street (Station #6)**
- 530 Sansome Street (Station #13)
- **655 Presidio Avenue (Station #10)**
- **1000 Ocean Avenue (Station #15)**
- **1295 Shafter Avenue (Station #17)**
- **1325 Leavenworth Street (Station #41)**
- 1814 Stockton Street (Station #28)
- **1935 32nd Avenue (Station #18)**
- **2150 California Street (Station #38)**
- 2155 18th Avenue (Station #40)
- 2430 San Bruno Avenue (Station #42)

Comprehensive – Fire stations under this scope require remedies to all deficiencies related to emergency response, health, and safety and major building systems in order to assure station functionality for 15 years. The work is similar in scope to the Focused scope of work described above, but with a higher level of intervention to ensure more longevity for the repairs. The Comprehensive scope also includes adding an elevator where feasible. The following fire station is proposed to undergo Comprehensive rehabilitation (no identified historic resources):

- 1340 Powell Street (Station #2)

Seismic – Fire Stations under this scope require improvements to seismic performance in order to conform to current codes. This would involve all comprehensive renovations described above. The following two (2) fire stations are proposed to undergo Seismic rehabilitation (no identified historic resources):

- 720 Moscow Street (Station #43)
- 1290 16th Avenue (Station #22)

The proposed scopes of work would not have a significant impact on the two identified individual historic resources or on the five (5) identified contributors to the potential historic district. The work outlined under the Comprehensive and Seismic work scopes does not include buildings that are considered to be historic resources [1340 Powell Street (Station #2), 1290 16th Avenue (Station #22), 720 Moscow Street (Station #43)]. Therefore, this scope of work would not result in an adverse impact to a historic resource.

The work outlined under the Focused scopes of work would affect seven (7) identified historic resources. However, this work would be consistent with the Secretary of the Interior Standards for the Rehabilitation of Historic Resources and would, therefore, have no significant adverse impact to historic resources. An analysis of the project scopes per the applicable Standards is listed below:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

> The proposed projects will maintain the fire station uses of the properties and will retain their distinctive materials, features, spaces, and spatial relationships through appropriate repairs and in-kind replacement.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

> The historic character of the fire stations will be retained and preserved through the careful preservation and retention of all distinctive features, spaces, and spatial relationships that characterize the property. No character-defining features or materials are proposed for alteration or removal.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

> The projects will not add new exterior features to the fire stations or alter the facades in a way that would create a false sense of historical development.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

None of the buildings have changes that have acquired historical significance in their own right. The buildings were constructed in the Mid-20th-Century period and any later alterations occurred within recent history without sufficient passage of time to warrant objective historical evaluation.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the property will be preserved. As modern buildings, the fire stations have spare ornamentation and articulation which will remain in place. The windows and doors will be repaired if possible or replaced in-kind if the degree of deterioration calls for replacement. The flat roofs will be repaired or replaced as needed but will retain their original flat form. This will preserve the character-defining rectangular volume of these buildings.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The existing windows will be repaired if possible or replaced in-kind if the degree of deterioration calls for replacement. Similarly, the roofs will be repaired or replaced as needed but will retain their original flat form. The roofing materials are not character-defining features of these resources.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical or physical treatments are proposed for this project.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

No new additions or exterior alterations are proposed for this project.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

No new additions or exterior alterations are proposed for this project.

Conclusions

CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior and exterior alterations to an existing structure. The proposed project work scope identified above would meet these criteria.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Shelley Caltagirone (415) 558-6625 shelley.caltagirone@sfgov.org
Project Address:	**ESER Fire Station Improvements Project (Various Addresses)**
Block/Lot:	Various Blocks and Lots
Case No.:	**2011.0603E**
Date of Review:	July 15, 2011

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The Earthquake Safety and Emergency Response (ESER) Project involves repairs and improvements to 21 fire stations throughout the City and County of San Francisco. Under the current Environmental Evaluation application, 15 of these fire stations have been evaluated for historical significance. The properties are:

1. 80 Digby Street (Station #26)
2. 135 Sanchez Street (Station #6)
3. 530 Sansome Street (Station #13)
4. 655 Presidio Avenue (Station #10)
5. 720 Moscow Street (Station #43)
6. 1000 Ocean Avenue (Station #15)
7. 1290 16th Avenue (Station #22)
8. 1295 Shafter Avenue (Station #17)
9. 1325 Leavenworth Street (Station #41)
10. 1340 Powell Street (Station #2)
11. 1814 Stockton Street (Station #28)
12. 1935 32nd Avenue (Station #18)
13. 2150 California Street (Station #38)
14. 2155 18th Avenue (Station #40)
15. 2430 San Bruno Avenue (Station #42)

Please see the attached DPR forms for a full description of each property. The remaining 6 fire stations will be reviewed under separate Environmental Evaluation applications.

PRE-EXISTING HISTORIC RATING / SURVEY

Category A Properties:

The following properties have been previously evaluated and found to be eligible for listing in the California Register of Historic Places. These buildings are considered "Category A" properties (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

- 135 Sanchez Street (Station #6) – constructed 1950, listed in Market Octavia Survey (Status Code 3CS)

Category B Properties:

The following properties are not included in any historic resource surveys or listed in any local, state or national registries. These buildings are considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to their age (constructed prior to 1961) or their listing in informational surveys.

- 655 Presidio Avenue (Station #10)– constructed 1958
- 720 Moscow Street (Station #43) – constructed 1970, listed in 1976 Architectural Survey
- 1000 Ocean Avenue (Station #15) – constructed 1957
- 1295 Shafter Avenue (Station #17) – constructed 1956
- 1325 Leavenworth Street (Station #41)– constructed 1956
- 1935 32nd Avenue (Station #18) – constructed 1951*
- 2150 California Street (Station #38) – constructed 1960
- 2155 18th Avenue (Station #40) – constructed 1931 (altered 1993)
- 2430 San Bruno Avenue (Station #42) – constructed 1977, listed in 1976 Architectural Survey

Category C Properties:

The following properties have either been affirmatively determined not to be historical resources, are properties less than 50 years of age, or are properties for which the City has no information indicating that the property qualifies as an historical resource.

- 80 Digby Street (Station #26) – constructed 1968
- 530 Sansome Street (Station #13) – constructed 1975
- 1290 16th Avenue (Station #22) – constructed 1962
- 1340 Powell Street (Station #2) – constructed 1994
- 1814 Stockton Street (Station #28) – constructed 1967

NEIGHBORHOOD CONTEXT AND DESCRIPTION

Please refer to the attached individual DPR forms prepared by Page & Turnbull for context statements and descriptions related to each fire station property.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Individual Significance

Based on information in the Planning Department's files and provided by the project sponsor, 2 of the 15 fire stations evaluated are historically significant per one or more of the California Register criteria as individual resources:

135 Sanchez Street (Station #6) was constructed in 1948 by the firm Spencer & Ambrose for the City and County of San Francisco. The firehouse appears to be eligible for listing in the California Register under Criterion 3 (Design/Construction) as a well-preserved example of a Late Modern institutional building. The building retains sufficient character-defining features and integrity and embodies the distinctive characteristics of a Late Modern type, period, and method of construction. This information was provided in the attached DPR 523B Form prepared by Kelley & VerPlanck in May 2010. Although the Kelley & VerPlanck evaluation does not align with the DPR 523A Form prepared by Page & Turnbull in March 2011 which found that the property was not individually eligible for the Register, the Department concurs with the more conservative analysis provided by Kelley & VerPlanck for the Market & Octavia historic resource survey, which was adopted by the City in 2010.

1935 32nd Avenue (Station #18) was constructed in 1951 by the architect J.S. Gould and engineer John A. Blume for the City and County of San Francisco. Similar to 135 Sanchez Street in its history and design, the firehouse also appears to be eligible for listing in the California Register under Criterion 3 (Design/Construction) as a well-preserved example of a Late Modern institutional building. The building retains sufficient character-defining features and integrity and embodies the distinctive characteristics of a Late Modern type, period, and method of construction. Although Page & Turnbull in March 2011 found that the property was not individually eligible for the Register, the Department finds that there is sufficient evidence to support the conclusion that the property may be eligible for listing based upon the Department's previous assessment of the comparable fire house at 135 Sanchez Street.

Contributing Significance

Based on information in the Planning Department's files and provided by the project sponsor, 7 of the 15 fire stations evaluated are historically significant per one or more of the California Register criteria as contributors to a potential historic district:

There are 14 remaining firehouses with historic integrity constructed as part of the 1952 Firehouse Bond Act. According to the attached report prepared by Page & Turnbull in March 2010 for 676 Howard Street

(Station #1), these 14 firehouses constitute a potential discontiguous thematic historic district that is significant under Criterion 1 (Events) and Criterion 3 (Design/Construction). The **San Francisco 1952 Firehouse Bond Act Thematic Historic District** is notable for the strong collection of International Style firehouses and as the largest firehouse building campaign undertaken by the City of San Francisco. The period of significance relates to the construction campaign dates from 1952 to 1961. The district includes 5 fire stations under review in this application:

- 655 Presidio Avenue (Station #10)
- 1000 Ocean Avenue (Station #15)
- 1295 Shafter Street (Station #17)
- 1325 Leavenworth Street (Station #41)
- 2150 California Street (Station #38)

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

135 Sanchez Street (Station #6) was retrofitted in 2000, but the work did not interfere with the exterior elevations of the building. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

1935 32nd Avenue (Station #18) has had it hose tower removed; however, this alteration does not significantly affect its overall integrity. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association.

The **San Francisco 1952 Firehouse Bond Act Thematic Historic District** retains historic integrity. All of the properties listed above retain a good degree of integrity, having undergone few major alterations since originally constructed. 655 Presidio Avenue, 1295 Shafter Street, and 1325 Leavenworth Street have all had their hose towers removed; however, overall these properties all retain integrity of location, design, setting, materials, workmanship, feeling, and association.

Since the fire stations located at 80 Digby Street, 530 Sansome Street, 720 Moscow Street, 1290 16th Avenue, 1340 Powell Street, 1814 Stockton Street, 2155 18th Avenue, and 2430 San Bruno Avenue were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, analysis of their integrity was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of **135 Sanchez Street (Station #6)** include the following:

- 2-story height and rectangular massing
- asymmetrical façade arrangement
- brick stair tower with "SFFD" signage and prominent flagpole
- slim 2-story high piloti
- full-height metal-sash windows
- streamlined red light fixtures
- simple concrete cornice

The character-defining features of **1935 32nd Avenue (Station #18)** include the following:

- 2-story height and rectangular massing
- asymmetrical façade arrangement
- red Roman brick and stucco cladding
- aluminum awning sash ribbon windows
- glass block ornament
- outdoor patio
- simple concrete cornice

The character-defining features of the **San Francisco 1952 Firehouse Bond Act Thematic Historic District** [655 Presidio Avenue (Station #10), 1000 Ocean Avenue (Station #15), 1295 Shafter Street (Station #17), 1325 Leavenworth Street (Station #41), and 2150 California Street (Station #38)] include the following:

- reinforced concrete structure
- rectangular massing
- horizontal bands of aluminum-sash windows
- facades clad in stucco and Roman brick or ceramic/enameled metal panels
- simple projecting cornices
- simple, rectangular hose towers

Since the fire stations located at 80 Digby Street, 530 Sansome Street, 790 Moscow Street, 1290 16th Avenue, 1340 Powell Street, 1814 Stockton Street, 2155 18th Avenue, and 2430 San Bruno Avenue were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

☒ Historical Resource Present

☒ **Individually-eligible Resource:** 135 Sanchez Street (Station #6) and 1935 32nd Avenue (Station #18)

☒ **Contributor to an eligible Historic District:** 655 Presidio Avenue (Station #10), 1000 Ocean Avenue (Station #15), 1295 Shafter Street (Station #17), 1325 Leavenworth Street (Station #41), and 2150 California Street (Station #38)

☐ Non-contributor to an eligible Historic District

☒ **No Historical Resource Present:** 80 Digby Street, 530 Sansome Street, 720 Moscow Street, 1290 16th Avenue, 1340 Powell Street, 1814 Stockton Street, 2155 18th Avenue, and 2430 San Bruno Avenue

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7/15/2011

Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PER DRAWINGS DATED: N/A

PROJECT DESCRIPTION

The Earthquake Safety and Emergency Response (ESER) Fire Station Improvement Project can be divided into three basic scopes of work:

Focused – Fire stations under this scope are in need of repairs to correct severe deficiencies of selected building components in order to assure station functionality between 8-10 years. This work includes, roof repairs or replacement; apparatus door repairs; window repairs and/or in-kind replacements; bathroom and kitchen upgrades; balcony repairs; wall repairs; interior ADA improvements; improvement to exterior accessibility such as sidewalk slopes and curb cuts; mechanical electrical, plumbing system upgrades; HVAC repairs; skylight repairs; and, drives and walkways repairs. The following 12 fire stations are proposed to undergo Focused rehabilitation (identified historic resources are in bold):

- 80 Digby Street (Station #26)
- **135 Sanchez Street (Station #6)**
- 530 Sansome Street (Station #13)
- **655 Presidio Avenue (Station #10)**
- **1000 Ocean Avenue (Station #15)**
- **1295 Shafter Avenue (Station #17)**
- **1325 Leavenworth Street (Station #41)**
- 1814 Stockton Street (Station #28)
- **1935 32nd Avenue (Station #18)**
- **2150 California Street (Station #38)**
- 2155 18th Avenue (Station #40)
- 2430 San Bruno Avenue (Station #42)

Comprehensive – Fire stations under this scope require remedies to all deficiencies related to emergency response, health, and safety and major building systems in order to assure station functionality for 15 years. The work is similar in scope to the Focused scope of work described above with a higher level of intervention to ensure more longevity for the repairs. The scope also includes adding an elevator where feasible. The following fire station is proposed to undergo Comprehensive rehabilitation (no identified historic resources):

- 1340 Powell Street (Station #2)

Seismic – Fire Stations under this scope require improvements to seismic performance in order to conform to current codes. This will involve all comprehensive renovations described above. The following 2 fire stations are proposed to undergo Seismic rehabilitation (no identified historic resources):

- 720 Moscow Street (Station #43)
- 1290 16th Avenue (Station #22)

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed scopes of work will not have a significant impact on the two identified individual historic resources or on the 5 identified contributors to the potential historic district. The work outlined under the Comprehensive and Seismic scopes of work does not include work to historic resources. Therefore, this aspect of the project would have no impact to historic resources.

The work outlined under the Focused scopes of work would affect 7 identified historic resources. However, this work is in keeping with the Secretary of the Interior Standards for the Rehabilitation of historic resources and would, therefore, have no significant adverse impact to the historic resources. An analysis of the project scopes per the applicable Standards is listed below:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
The proposed projects will maintain the fire station uses of the properties and will retain their distinctive materials, features, spaces, and spatial relationships through appropriate repairs and in-kind replacement.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
The historic character of the fire stations will be retained and preserved through the careful preservation and retention of all distinctive features, spaces, and spatial relationships that characterize the property. No character-defining features or materials are proposed for alteration or removal.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
The projects will not add new exterior features to the fire stations or alter the facades in a way that would create a false sense of historical development.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.
None of the buildings have changes that have acquired historical significance in their own right. The buildings were constructed in the Mid-20th-Century period and any later alterations occurred within recent history without sufficient passage of time to warrant objective historical evaluation.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the property will be preserved. As modern buildings, the fire stations have spare ornamentation and articulation which will remain in place. The windows and doors will be repaired if possible or replaced in-kind if the degree of deterioration calls for replacement. The flat roofs will be repaired or replaced as needed but will retain their original flat form. This will preserve the character-defining rectangular volume of these buildings.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
The windows will be repaired if possible or replaced in-kind if the degree of deterioration calls for replacement. Similarly, the roofs will be repaired or replaced as needed but will retain their original flat form. The roofing materials are not character-defining features of these resources.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
No chemical or physical treatments are proposed for this project.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
No new additions or exterior alterations are proposed for this project.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
No new additions or exterior alterations are proposed for this project.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ____________________ Date: 7/15/2011
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	**Provided**	**Not Applicable**
Two copies of this application with all blanks filled in	☐	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

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DOCUMENTS DEPT

JUL 19 2011

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______________

(For Staff Use Only) Case No. 2010.1145E

Date: ______________

Address: 2774 34th Av

Block/Lot: 2502A/016

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner: Richard Leong
Telephone No.: 4 5- [illegible]
Address: 2774 34th Ave
San Francisco CA 94116
Fax. No.: 415-665-5550
Email: nikki_bai@yahoo.com
Project Contact: LISA TSE
Telephone No.: 510-299-7520
Company: –
Fax No.: –
Address: 250 CLARA TERRACE
FREMONT, CA 94539
Email: lisatse@sbcglobal.net

Site Information

Site Address(es): 2774 34th Ave SF CA 94116
Nearest Cross Street(s): Near Wawona Street and [illegible] Street
Block(s)/Lot(s): 2502A 016
Zoning District(s): RH 1D
Site Square Footage: ~~4000~~ 3700 SF
Height/Bulk District:
Present or previous site use
Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) Estimated Cost

Describe proposed use: SINGLE FAMILY RESIDENCE ADDITION.

Narrative project description. Please summarize and describe the purpose of the project.

500 SF SECOND-STORY ADDITION IN EXISTING 1½ STORY SINGLE FAMILY HOUSE. ADDITION INCLUDES 2 BEDROOM & 1 BATHROOM. HEIGHT INCREASE WILL BE ± 7'-0".

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? What type of foundation would be used (if known)?	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1580 sf	1580 sf	500 sf	2080 sf
Retail	-	-	-	-
Office	-	-	-	-
Industrial	-	-	-	-
Parking	240 sf	240 sf	-	240 sf
Other (specify use) Total GSF	1820 SF	1820 sf	500 sf	2320 sf
Dwelling units	1	1	-	1
Hotel rooms	-	-	-	-
Parking spaces	1	1	-	1
Loading spaces	-	-	-	-
Number of buildings	1	1	-	1
Height of building(s)	± 19'	± 19'	± 7'	± 26'
Number of stories	1.5	1.5	0.5	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

6·30·2011

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Michael Smith
(415) 558-6322
michael.e.smith@sfgov.org

Project Address: **2774 34th Avenue**
Block/Lot: 2502A/016
Case No.: **2010.1145E**

Date of Review: June 13, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

2774 34th Avenue is located on the east side of the street between Crestlake Drive and Yorba Street in the Parkside neighborhood. The property is located within a RH-1(D) [Residential, House, One-Family (Detached)] Zoning District and a 40-X Height and Bulk District.

The subject property was constructed in 1928 and is an example of a detached, single-family, California Bungalow designed in the Spanish Colonial Revival style. The front of the building is composed of two structural bays, one housing the elevated and recessed pointed arch front entry and the other bay housing a bay window with a large arched window facing the street and pointed arch windows at the sides. The front of the building is topped with a red clay tile mansard roof with a small tower rising above the front entry that is also topped with a red clay tile roof. A third structural bay houses the garage entry and is recessed 25 feet from the front of the building along its south side. The building is finished in stucco with white vinyl windows.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The neighborhood is defined by detached single-family dwellings, constructed in the 1920s through the early 1950s. All of the buildings are bungalows that are sided in stucco and are designed in either the Spanish Colonial Revival or Mid-Century Modern styles. Building scale at the street ranges from one to two-stories. The neighborhood is not a recognized historic district and the property does not appear to be within a potential historic district.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is not eligible for the California Register of Historical Resources based on the following Criterion(s):

Criterion 1 - Event: ☐ Yes ☒ No ☐ Unable to determine
Criterion 2 - Persons: ☐ Yes ☒ No ☐ Unable to determine
Criterion 3 - Architecture: ☐ Yes ☒ No ☐ Unable to determine
Criterion 4 - Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property, built in 1928, is one of the first buildings constructed in the area and represents the earliest development of the Pinelake Park neighborhood by the Parkside Realty Company. Pinelake Park was intended as a planned community similar to higher priced residence parks that were constructed elsewhere in the City. However the development was never fully realized and was eventually built out by Standard Building Company with "Sunstream" mid-century ranch style houses. In the end, Pinelake Park was simply a failed residential development that had no lasting impact on residential development in the neighborhood. Forrest Hills and Ingleside Terraces are better examples of a master planned residence park neighborhoods that are located on the west side of the City. Furthermore, the continuity of the neighborhood is interrupted by the presence of the mid-century Sunstream houses that were constructed by the Standard Building Company and the original houses that were constructed by the Parkside Realty Company are quite common, as they are similar to houses found within other neighbors located on the west side of the City. Therefore, the property does not qualify for listing on the California Register under Criterion 1.

Criterion 2: **It is associated with the lives of persons important in our local, regional or national past.**

No ownership or occupancy records could be found for the property for the period between 1928 and 1942. Beginning in 1942, Kenneth Lewis is the first known owner/occupant of the subject property. Neither Mr. Lewis nor any of the subsequent owners or occupants of the property were found to be significant in our local, regional, or national past. Therefore, the property does not qualify for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject building is an example of a California Bungalow designed in the Spanish Colonial Revival style. The building does not appear to be a unique example of this building type. The only alterations to the property appear to be the replacement of the original wood windows with vinyl windows in the same openings.

The Parkside Realty Company was the original developer of the property. The realty company was lead by William H. Crocker and was very influential in promoting development of the Parkside neighborhood. The Parkside Realty Company began trying to develop the Parkside neighborhood shortly after the 1906 earthquake and slowly developed hundreds of properties in the neighborhood before succumbing to The Great Depression in 1933. Pinelake Park was the Parkside Realty Company's last major development project. The realty company is known for its role in exposing political corruption in the City and its role in developing the Parkside neighborhood. The subject building is not unique because it is one of many buildings in the Parkside neighborhood that is associated with the Parkside Realty Company. Furthermore, the original designer of the building is unknown and it does not appear to be the work of a master. The property does not qualify for listing on the California Register under Criterion 3.

Criterion 4: **It yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks		**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks		**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks		**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks				

31 – 33 Valley Street is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historical Resource Present

If there is no historical resource present, please have the Senior Preservation planner review, sign, and process for the Environmental Division.

☐ Property is not a Historical Resource but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

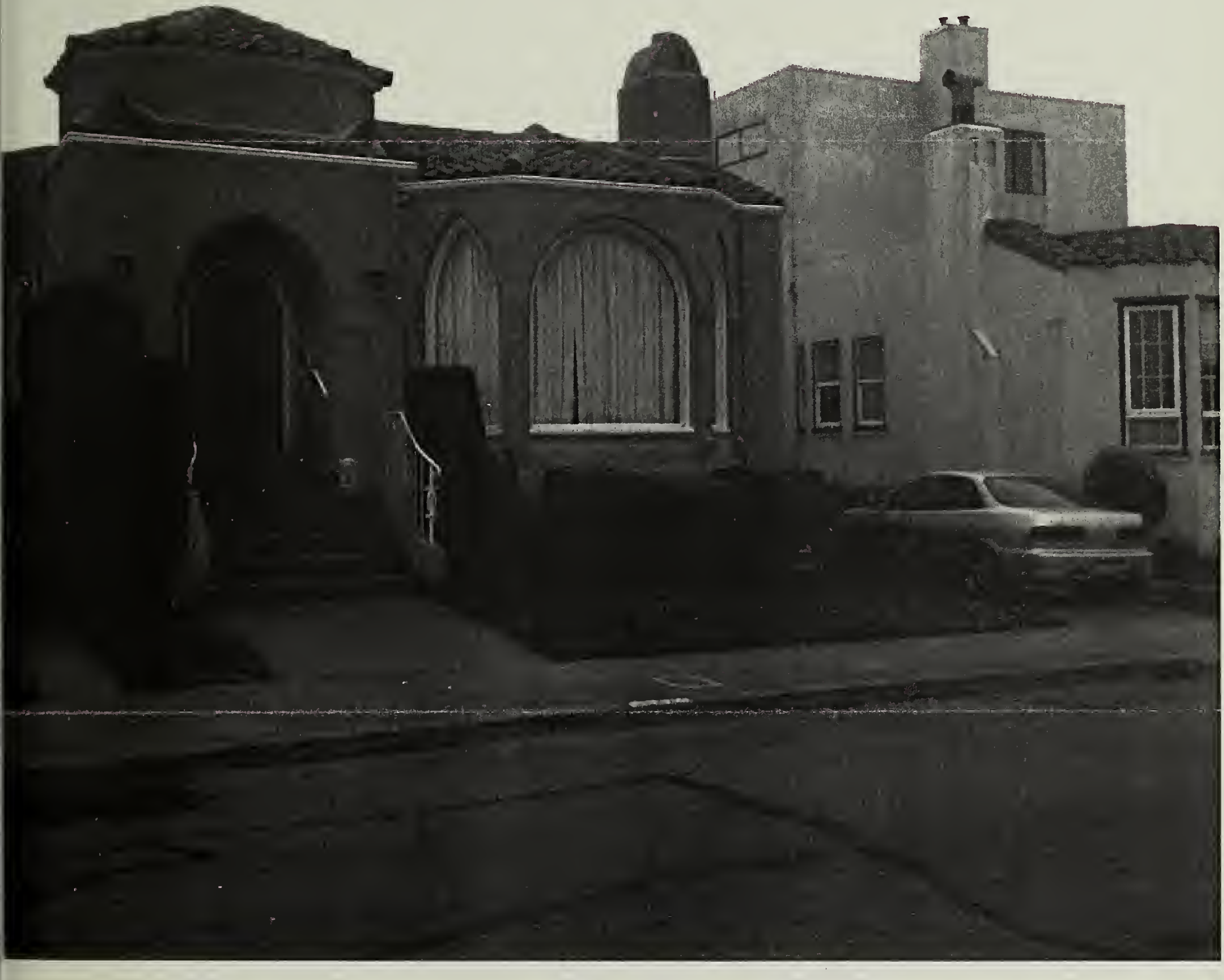
☐ Historical Resource Present

If a historical resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 6/30/2011

Tina Tam, *Senior Preservation Planner*



Subject Property: 2774 34th Avenue

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
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PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or [✓ agent]): Rubén Castillo-Barriuelo Date: 29 MARCH 20
(For Staff Use Only) Case No. 2011.0307E Address: 1156 Valencia St., SF
v.8.9.2010 Block/Lot: 3635/ 010

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PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	The Salvation Army	Telephone No.	(415) 553-3555
Address	832 Folsom St.	Fax. No.	
	San Francisco, CA	Email	
Project Contact	Ruben Castillo-Bañuelos	Telephone No.	(415) 296-1144 ext. 126
Company	Kodama Diseno Architects	Fax No.	(415) 296-1133
Address	619 Sansome St.	Email	pocket@kodamadiseno.com
	San Francisco, CA 94111		

Site Information

Site Address(es): 1156 Valencia St, SF 94111

Nearest Cross Street(s): 22nd & 23rd Streets

Block(s)/Lot(s)	3635/010	Zoning District(s)	NCT
Site Square Footage	6,902 SF	Height/Bulk District	55-X

[✓ Present] or previous site use / Community Plan Area (if any): Multi-use building, including church, residential, playground, office and meeting space

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $ 912,000

Describe proposed use: Playground Use

Narrative project description. Please summarize and describe the purpose of the project.

The purpose is to enclose an existing playgrond area with new walls and roof, provide an additional bathroom and offices to accomodate the covered playgromd. Also will provide enclosed parking and trash/recycling area.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B). (Attached)	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______________ What type of foundation would be used (if known)? ______________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*. (Attached)	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Conditional Use	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE
If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1189	1189	0	1189
Retail	—	—	—	—
Office	—	—	—	—
Industrial	—	—	—	—
Parking	544	334	—	334
Other (specify use) Basement, 1st Fl.	9959	9959	2124	12,083
Total GSF	11,692	11,482	2124	13,606
Dwelling units	1	1	0	1
Hotel rooms	—	—	—	—
Parking spaces	3	2	0	2
Loading spaces	0	0	0	0
Number of buildings	1	1	1	2
Height of building(s)	39′	39′	36′ (new)	MAX HT = 39′
Number of stories	2 + basement	2+ basement	2 (new)	MAX HT = 2 stories

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 15301

(Rich Sucre

7/19/11

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Rich Sucré
(415) 575-9108
richard.sucre@sfgov.org

Project Address: **1156 Valencia Street**
Block/Lot: 3635/010 & 011
Case No.: **2011.0307E**

Date of Review: July 15, 2011 (Part I and II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1924, 1156 Valencia Street is a one- and two-story, wood-frame community center designed in the Spanish Colonial Revival style. Operated by the Salvation Army, this property is actually two interconnected buildings consisting of a two-story church/multi-use building and a one-story multi-use building with an open playground in the rear. From Valencia Street, the two buildings have a unified street façade with stucco cladding, two recessed arched entryways, and fixed plate-glass, wood-sash windows. Other details on the exterior include pilasters, arched bays, cornices, keystones, and clay tile accents. The one-story building is capped by a flat roof, while the two-story building is capped by a cross-gable roof that features a keyhole bell tower.

The subject property is located on two trapezoidal-shaped lots (APN 3635/010 & 011) on the west side of Valencia Street between 22nd and 23rd Streets in the Mission District. The property also has frontage onto San Jose Avenue. The property is located within Valencia NCT (Valencia Neighborhood Commercial Transit) Zoning District and a 55-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 1156 Valencia Street is not currently listed in any local, state or national historical register. It was surveyed as part of the recently adopted South Mission Historic Resource Survey, which is a qualified historic resource survey as defined by the California Environmental Quality Act (CEQA). Based upon this survey, the subject property was assigned a California Historic Resource Status Code (CHRSC) of "7R," which designates this property as:

- ☐ 7R – Identified in Reconnaissance Level Survey: Not Evaluated

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, properties with a CHRSC of "7" are considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along Valencia Street is mixed in character and consists largely of two-to four-story mixed-use (residential-over-ground floor commercial) and multi-family residential properties. Similarly, the immediate area along San Jose Avenue is also mixed in character and consists largely of three-story, multi-family properties.

The immediate area does not possess a uniform or consistent architectural character and a wide variety of architectural styles are found within the immediate vicinity, including Victorian-era architectural styles (Italianate and Stick), Art Deco, Modern, Utilitarian and Contemporary.

As evaluated in the South Mission Historic Resources Survey, the subject property is not listed in any designated or potential historic districts. Additional, no designated or potential historic districts exist within the immediate vicinity of the subject property.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register criteria, staff finds that the subject property at 1156 Valencia Street is not eligible for inclusion in the California Register of Historical Resources due to lack of historic integrity. The subject property has been owned and operated by the Salvation Army for its entire history. In 1967, a large building campaign altered the original 1924 building by architect M.O. Diggs of Oakland. This building campaign dramatically altered the original property and also combined it with the adjacent two-story mixed-use building.

To assist in the evaluation of the subject property, the Project Sponsor (Kodama Diseno Architects) prepared a Supplemental Information Form for Historical Resource Evaluation (dated March 2011). Planning Department staff conducted additional research using in-house resources.

Included is an evaluation of the subject property based on the following criteria:

Criterion 1 - Event: ☒ Yes ☐ No ☐ Unable to determine
Criterion 2 - Persons: ☐ Yes ☒ No ☐ Unable to determine
Criterion 3 - Architecture: ☒ Yes ☐ No ☐ Unable to determine
Criterion 4 - Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

Period(s) of Significance: 1924

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1924, the subject property at 1156 Valencia Street was originally constructed for the Salvation Army and operated as one of the sites for their San Francisco Corps. The building was designed by architect Maury I. Diggs of Oakland and contractor Charles Lind of San Francisco. The total cost of construction was $15,000 for the "chapel."[1]

Originally founded in 1865 in England, the Salvation Army is an evangelical Christian church known for charitable work, which first came to the United States in 1879. As a care and relief organization, the Salvation Army worked with the indigent population and members of society in need of assistance, including alcoholics, drug addicts, and prostitutes. In San Francisco, the Salvation Army became well-known for their efforts in the recovery and reconstruction of the City after the 1906 Earthquake and Fire. Based upon the San Francisco City Directories, the Salvation Army had eight sites in San Francisco and three sites in Oakland by 1939. During this time, the Salvation Army sponsored a series of programs and divisions, including an Officer's Training College, Men's Social Service Department, Women's Social Service Department, Relief and Employment Department, Evangeline Residence for Women (located at 44 McAllister St), Japanese Division and Social Center (1450 Laguna), Children's Home and Farm (located in Lytton, CA) and other corps dedicated to the Scandinavian (3416 19th Street) and Chinese (Waverly Pl and Sacramento St) communities.

The subject property at 1156 Valencia Street was likely constructed as their fourth site within San Francisco. In 1950, Sanborn Fire Insurance Maps identify the property as a "Salvation Army Hall" that is two-stories tall with a building footprint that provides full lot coverage. By 1998, Sanborn Fire Insurance Maps show the Salvation Army Hall as two distinct masses: a two-story mass against Valencia Street and a one-story mass occupying the mid portion of the lot. The rear portion of the lot is shown as open. The change in the building footprint from 1950 to 1998 suggests a major alteration during this time period, which is further confirmed by the building permit record.

Based on the provided information and staff research, the subject property at 1156 Valencia Street is individually significant under Criterion 1 (Events) for its association with a prominent social organization, the Salvation Army. However, the property appears to lack integrity due to a major alteration, as discussed below.

---

[1] Building Permit #129177: 1156 Valencia Street (July 21, 1924)

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based upon information provided in the Supplemental Information Form and the Assessor/Recorder's office, no persons of known historical significance appear to have been associated with the subject building; therefore, 1156 Valencia Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

1156 Valencia Street is a two-story church and a one-story, mixed-use building, which have been joined to function as a community center. The church is designed in a modified Spanish Colonial Revival architectural style, as evidenced by the clay tile accents, bell tower, and stucco cladding. Based upon a comparison between the existing building and the original architectural drawings, the 1924 church has been dramatically altered.

The original architect of the subject property was Maury I. Diggs of Oakland, who was best known as the designer/builder for the Fox Theater in Oakland alongside the architectural firm of Weeks and Day. Diggs designed other properties for the Salvation Army, including Oakland's Salvation Army Rescue Home for Girls (1921; now known as the Booth Memorial Hospital). His other notable commissions included: Latham Square in Oakland; San Quentin Prison; and the original campus for San Jose State College. Diggs also gained notoriety for his residential work in Alameda.

Based on the provided information and staff research, the subject property at 1156 Valencia Street is not individually significant under Criterion 3 (Architecture) due to numerous alterations to the building's original design and lack of artistic distinction. Although the building was designed by a master architect and is significant for its association with Maury I. Diggs, the alterations to the property do not qualify it for listing in the California Register under Criterion 3 (Architecture).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not significant under this criterion for its historical association, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's *period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

1156 Valencia Street does not retain historic integrity due to numerous alterations to the original 1924 Salvation Army Church/Hall.

Documented alterations include: installation of toilet and shower in attic (1938); installation of a concrete floor in the lightwell (1949); installation of a projecting sign (1965); alterations to accommodate one dwelling unit, including construction of the two-story mixed-use building (1967); construction of a basement addition measuring 27 ft by 102 ft (1981); re-roofing (1993); installation of a new fire system (1994); installation of a security gate (1997); and interior remodel of toilets and kitchen (2006).

Based upon the layout specified in the original building permit, 1156 Valencia Street was originally constructed as 31 ft tall (two-story) chapel that measured 39 ft wide by 102 ft long. The subject building occupied a lot measuring 39 ft wide by 102 ft long. Due to an alteration in 1967, the subject building was renovated into its current configuration, which is dramatically different than the original design in form and massing.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property at 1156 Valencia Street lacks historic integrity; therefore an analysis of the character-defining features is not required.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☐ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

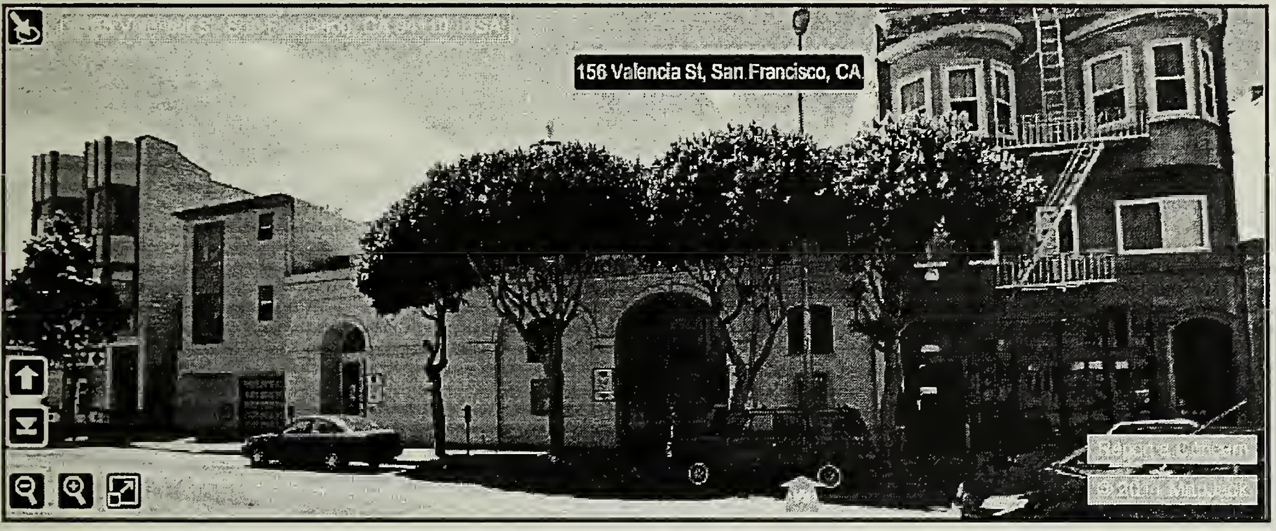
Signature: ______________________ Date: 7/15/2011

Tina Tam, *Senior Preservation Planner*

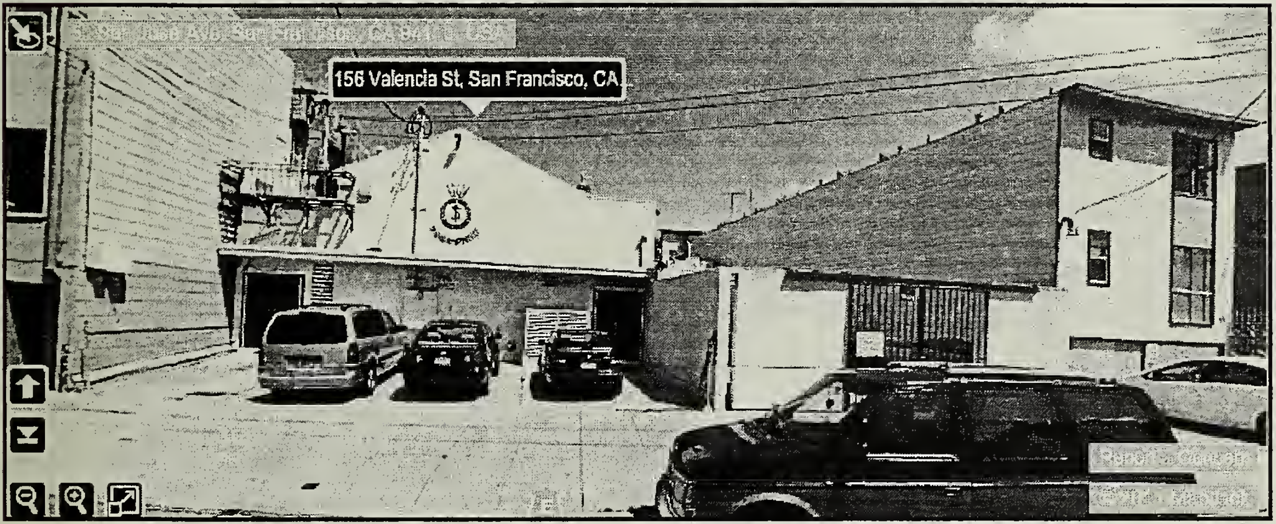
cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

SC: G:\Documents\2011.0307E-C 1156 Valencia St\HRER_1156 Valencia St_2011-07-15.doc

IMAGES



Salvation Army, 1156 Valencia Street (View along Valencia Street)



Salvation Army, 1156 Valencia Street (View along San Jose Avenue)

SAN FRANCISCO
PLANNING DEPARTMENT

Historical Resource Review Form

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Address of Project: 2429 California Street

Cross Streets: ______________________ Block/Lot: 0654/001F

Case No. 2011.0051E ______________ Permit No. ______________________

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

☒ **Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.

☐ **Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

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STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

☒ Category A: Known Historical Resource (See Case No. 2005.0346E)	**Proceed to Step 3.** Preservation Technical Specialist Review
☐ Category B: Potential Historical Resource	**Proceed to Step 3.**
☐ Category C: Not a Historical Resource	**Proceed to Step 4.** No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 05/04/11

☒ Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.

☐ Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.

☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
MW	1. Interior alterations. Publicly-accessibly spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
MW	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the *historic* windows must be matched.)
	4. Window replacement or installation of new openings at non-visible facades.

	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows, No. 96.2.*
	8. Installation of garage opening that meets the requirements of the *Guidelines for Adding Garages and Curb Cuts*
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150′ in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150′ in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
	16. Misc.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application.*

Notes: Determined to be a historical resource as defined by CEQA; see Case No. 2005.0346E

Planner Name: ______________________

Signature: ______________________ Date: ____________

Preservation Technical Specialist Name: Matt Weintraub

Signature: Matt Weintraub Date: 07/13/11

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
RECEIVED
MAY 06 [illegible]
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at** sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______________________
Date: 5/2/11
(For Staff Use Only) Case No. ______________________
Address: 2429 CALIFORNIA
Block/Lot: 654/1F

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Nghiem Kim Ly	Telephone No.	
Address	90 Denslowe Dr	Fax. No.	
	San Francisco, CA 94132	Email	
Project Contact	Young Wong	Telephone No.	415-974-6002
Company	MCG Architecture	Fax No.	415-974-1556
Address	250 Sutter Street, Suite 500	Email	ywong@mcgarchitecture.com
	San Francisco, CA 94108		

Site Information

Site Address(es):	2429 California		
Nearest Cross Street(s)	Fillmore		
Block(s)/Lot(s)	654/1F	Zoning District(s)	NCD
Site Square Footage	4473	Height/Bulk District	40-x
Present or previous site use	Currently vacant, previous use was dry cleaners		
Community Plan Area (if any)			

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☒ Other (describe) tenant interior Estimated Cost $750,000

Describe proposed use CU for a new financial service use and use size exceeding 2,500 sf

Narrative project description. Please summarize and describe the purpose of the project.

The Project is a proposed4,473 sq.ft. financial service use (Chase Bank) into an existing building on California Street near Fillmore Street. The height and bulk of the existing building will remain the same.

The Project is an existing vacant building which is traditional in architectural style. The exterior changes being proposed are in keeping with the historical nature of the neighborhood. However, the proposed work will not affect the building envelope. There are no off-street parking stalls on site and there are none proposed. The planning code does not require parking for a use of this size.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?	☐	☒
If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	0	0
Retail	4473	4473	0	4473
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)	0	0	0	0
Total GSF	4473	4473	0	4473
Dwelling units	0	0	0	0
Hotel rooms	0	0	0	0
Parking spaces	0	0	0	0
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	19'	19'	0	19'
Number of stories	1	1	0	1

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1

MINOR ALTERATION OF EXISTING PRIVATE STRUCTURE.

7/19/11

Approved Planning Dept. Matt Weintraub, Preservation Planner

Date received:

RECEIVED

JUN 01 2011

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

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Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☐	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):
(For Staff Use Only) Case No. 2011.0578E

Date: 06 01 2011
Address: 51 Grattan
Block/Lot: 1280/027

GOVERNMENT
DOCUMENTS DEPT
AUG - 1 2011
SAN FRANCISCO
PUBLIC LIBRARY

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Nicole Rimpel & Lane Foard	Telephone No.	415-606-4723
Address	51 Grattan St	Fax. No.	
	San Francisco, CA 94117	Email	nicole.rimpel@mac.com
Project Contact	Tai Ikegami	Telephone No.	415.252.1441 x 23
Company	Feldman Architecture	Fax No.	415.252.1442
Address	1126 Folsom St	Email	tikegami@feldmanarch.com
	San Feancisco, CA 92103		

Site Information

Site Address(es): 51 Grattan St

Nearest Cross Street(s) Cole

Block(s)/Lot(s)	1280 / 027	Zoning District(s)	RH-2
Site Square Footage	3,123	Height/Bulk District	40-X

Present or previous site use Single Family Residential

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost 550,000

Describe proposed use Single Family Residential

Narrative project description. Please summarize and describe the purpose of the project.

The existing property sits at 51 Grattan St between Cole and Belvedere. It is and will remain a single family house. The proposed project includes an interior and exterior renovation and a horizontal and vertical addition to the existing house. The existing house is a single story over a garage / finished basement. The renovation proposes to bump out the back of the house 10' at the basement level and two feet out the back at the second and third levels. The garage is to remain a single car garage and the additional space allows for light to be let into the basement area. An additional third floor and small mezzanine will be added and the height of the building will rise from 20'-9.5" to 38'-7" at its highest point. The majority of the building sits at less than 34'-0". In total there will be 1,287 sqft of additional floor area, mostly located on the third floor. A roof garden and deck sit on the roof at the back of the house adding additional outdoor green area.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE If you are not sure of the eventual size of the project, provide the maximum estimates.				
Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1852	1852	1553	3375
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	672	406	0	406
Other (specify use)	NA	NA	NA	NA
Total GSF	2524	2258	1553	3781
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	20'-9.5"	20'-9.5"	18'-2.5"	38'-7"
Number of stories	2	2	1.5	3.5
Please describe any additional project features that are not included in this table:				
Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.				

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1

MINOR ALTERATION OF EXISTING PRIVATE SINGLE FAMILY DWELLING.

KM 7/27/11

Approved Planning Dept. Matt Weintraub, Preservation Planner

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Matt Weintraub (415) 575-6812 matt.weintraub@sfgov.org
Project Address:	**51 Grattan Street**
Block/Lot:	1280/027
Case No.:	**2011.0578E**
Date of Review:	July 13, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

51 Grattan Street is a single-family dwelling that was constructed in approximately 1906. According to information provided by the Project Sponsor, water service was installed to the property on October 13, 1906. According to Sanborn Fire Insurance Co. Maps, the property at 51 Grattan Street was vacant in 1899, and by 1913 it was occupied by a single-story, single-family dwelling with an "automobile basement" (garage). The Assessor lists "year built" as 1915, which does not appear to be accurate. The Department of Building Inspection (DBI) does not contain a copy of the original construction permit in its records. The builder and architect (if any) are unknown.

51 Grattan Street is a single-story over raised basement/garage, wood-frame structure with a concrete foundation and a flat roof. 51 Grattan Street does not exhibit a discernible architectural style. The primary façade is a flat exterior stucco wall containing: a recessed, keyhole-shaped main entrance at the west side of the ground level; a recessed garage entrance at the center of the ground level; a slit window at the east side of the ground level; and a tripartite picture window at the center of the second level. The primary façade wall terminates in an irregularly shaped parapet. Behind the primary façade wall, the rectangular mass of the building is visibly slightly higher than the top of the parapet.

The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The subject property is not located within any designated historic districts. The property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in approximately 1906, and more than 50 years of age).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property consists of two- and three-story residential buildings (single-family dwellings and flats) that were constructed during the early 1900s. Architectural styles that are present in this area include Queen Anne, Tudor Revival, Edwardian, Craftsman, Spanish Colonial Revival, Mediterranean Revival, Period Revival, Modern, and vernacular variations of these styles. The area does not exhibit a single predominant architectural character. The area contains a typical rectangular urban block/lot layout. Residential buildings are typically set back a few feet from the front lot lines, on long narrow lots with minimal or no side yards.

According to a report that was previously submitted to the Planning Department, *Historical Resource Evaluation, 45 Grattan Street Vicinity, San Francisco, California,* by Tim Kelley Consulting, dated October 2010, the subject property at 51 Grattan Street (as well as the property at 45 Grattan Street and the subject block-face) is not located within a potential historic district that has been identified in the area.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register of Historical Resources (California Register) criteria, Department staff finds that the subject property (51 Grattan Street) does not appear to be eligible for inclusion in the California Register as an individual historic resource or as a contributor to a historic district.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following report:

- ☐ Supplemental Information Form for Historical Resource Evaluation dated June 1, 2011, and prepared by Jessica Stuenkel of Feldman Architecture.

Staff has reviewed the report. In addition, staff has conducted additional research and analysis in order to complete the evaluation of the property and the project.

Included is an evaluation of the subject property (51 Grattan Street), which is not eligible for the California Register of Historical Resources, based on the following criteria:

Criterion 1 - Event:	☐ Yes	☒ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☐ Yes	☒ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
Period(s) of Significance:	None		

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 51 Grattan Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject property was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of 51 Grattan Street within a year of the 1906 Earthquake and Fire, in a neighborhood that was located on the outskirts of the city at that time (and that was not affected by the Fire), is not known to have occurred as part of any significant development pattern. Construction of 51 Grattan Street is not known to have been related to any important broad cultural, social, political, or other historical events that occurred at the time in the City, the State, or the nation. The subject property is therefore determined not to be eligible under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 51 Grattan Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject property was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The owner at time of estimated construction, Mary E. Bartel, is not known to have been an important individual, nor was any subsequent owner and/or occupant. The subject property is therefore determined not to be eligible under this Criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 51 Grattan Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). The house does not retain any visible characteristics from its original construction in approximately 1906, because the entire primary façade was modified to its current appearance in 1939. Furthermore, the house does not exhibit any distinctive characteristics, such as materials, features, designs, or craftsmanship, which embody a type, period, region, or method of construction from the period of 1939. No architect is known. The property is a typical example of vernacular construction that does not possess high artistic values. The subject property is therefore determined not to be eligible under this Criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 51 Grattan Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. The subject property is therefore determined not to require further investigation in order to determine if it is eligible under this Criterion.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property at 51 Grattan Street was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable. However, it may be noted that the subject property is affected by a major alteration to the primary façade in 1939, which resulted in removal and/or obscuring of previously existing features, materials, workmanship, and designs on the primary façade, and construction of the existing primary façade.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property at 51 Grattan Street was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

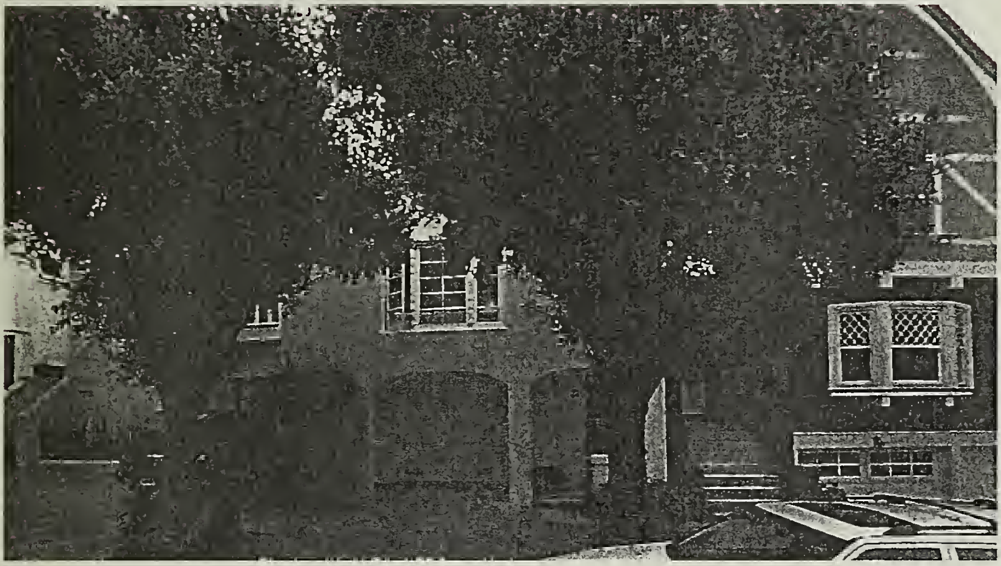
If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☐ Historic Resource Present

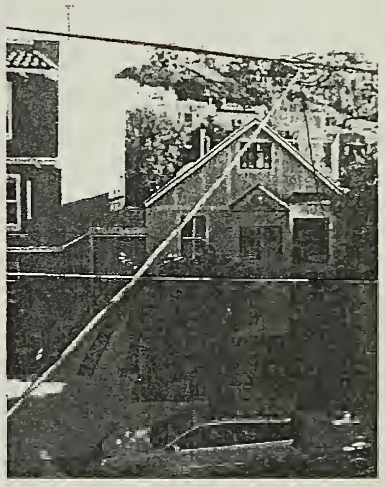
If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7/25/2011
Tina Tam, *Senior Preservation Planner*



51 GRATTAN ST. @ FRONT

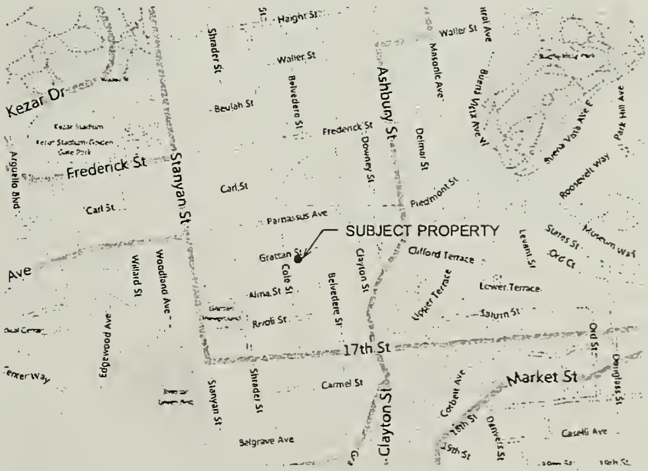


45, 51 & 55 GRATTAN ST. @ FRONT

45 GRATTAN ST @ FRONT

44 GRATTAN ST @ FRONT

55 GRATTAN ST @ FRONT



CONTEXT MAP

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	**Provided**	**Not Applicable**
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☒	☐
Additional studies (list)	☐	☒

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JUL 29 2011
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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ____________________ Date: ____________________

(For Staff Use Only) Case No. 2011.0538E

Address: 1800 Mission St

Block/Lot: 3547/001

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Peter Acworth	Telephone No.	415-856-0773
Address	1800 Mission St	Fax. No.	415-856-0772
	SF CA, 94103	Email	p_acworth@kink.com
Project Contact	Chris Gaw	Telephone No.	415-856-0771 ex 109
Company	Cybernet Entertainment LLC	Fax No.	415-856-0792
Address	1800 Mission St	Email	chrisgaw@kink.com
	SF CA, 94103		

Site Information

Site Address(es):	1800 Mission Street		
Nearest Cross Street(s)	14th Street		
Block(s)/Lot(s)	3547 001	Zoning District(s)	UMU
Site Square Footage	68,772	Height/Bulk District	68-X

Present or previous site use: Mixed Occupancy

Community Plan Area (if any): n/a

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use: Office

Narrative project description. Please summarize and describe the purpose of the project.

New rated partition and doors to enclose the central stair at the basement level.

New tempered glass security wall and tempered glass doors at second, third and fourth floor levels.

Accessibility modifications to men's and women's tmultiple accommodation toilets at firest level.

Access control system to control door access.

Emergency egress signage modifications.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	n/a	n/a	0	0
Retail	n/a	n/a	0	0
Office	169,708 SF	169,708 SF	0	169,708 SF
Industrial	n/a	n/a	0	0
Parking	n/a	n/a	0	0
Other (specify use)	Assembly: 39,000 SF	Assembly: 39,000 SF	0	Assembly: 39,000 SF
Total GSF	208,708 SF	208,708 SF	0	208,708 SF
Dwelling units	0			
Hotel rooms	0			
Parking spaces	0			
Loading spaces	2			
Number of buildings	1			
Height of building(s)	84'			
Number of stories	4 with Bsmt			

Please describe any additional project features that are not included in this table:

84 foot height is to the top of the arch above the assembly area, the height to the top of the roof at the office area is 60': no change is proposed to the exterior as part of this scope.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 15301

7/20/11

Approved Richard Sucre

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Rich Sucré
(415) 575-9108
richard.sucre@sfgov.org

Project Address: **1800 Mission Street**
Block/Lot: 3547/001
Case No.: **2011.0538E**

Date of Review: July 19, 2011 (Part II)

PART II: PROJECT EVALUATION

HISTORIC STATUS

The subject building at 1800 Mission Street (also known as the Mission Armory or State Armory and Arsenal) is listed as an individual resource in the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register). The subject property is also listed in Article 10 of the San Francisco Planning Code as City Landmark No. 108 – State Armory and Arsenal (designated in February 1980).

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, properties listed in the National Register and California Register are considered "Category A.1" (Resources listed on or formally determined to be eligible for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. Therefore, the subject property is considered a historic resource pursuant to CEQA.

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: May 13, 2011 (by: Page & Turnbull, Inc.)

PROJECT DESCRIPTION

The proposed project involves exterior and interior alterations to accommodate life-safety and security improvements. On the exterior, the only alteration consists of permanently fixing the overhead roll-up steel door on the primary (east) façade in the open position by inserting steel bolts into the overhead door jamb. Within the interior, the life-safety improvements include new ADA (Americans with Disabilities Act) compliant restrooms and alterations to the two main staircases at the basement level. The stair alterations include the construction of a one-hour rated wall and forty-five-minute rated door at the basement level. The proposed project also includes insertion of glazed security doors set within a black bronze frame that would be located in the stair lobby on the second, third and fourth floors. These new doors would be seven-feet tall, would align to existing concrete columns and beams, and would be fully-glazed with tempered glass. These new doors would be bolted to the concrete columns and terrazzo floor. The associated sidelights would be cut to accommodate the marble baseboard within the stair lobby.

In support of the environmental evaluation, Page & Turnbull prepared a memorandum entitled "Environmental Evaluation Application for 1800 Mission Street (Mission Armory)," dated May 11, 2011. This memorandum states that the proposed life-safety and security improvements are compliant with the Secretary of the Interior Standards for Rehabilitation (Secretary's Standards).

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff has reviewed the project proposal and agrees with analysis conducted by Page & Turnbull.

Staff finds that the proposed project would not cause a substantial adverse change to the historic resource(s) such that the significance of the buildings and the historic district would be materially impaired. The proposed project will have a minimal impact upon the associated landmark and maintain the building's eligibility for listing in the National Register and California Register. The Department finds that the project is consistent with the Secretary' Standards. The following is an analysis of the proposed project per the applicable Secretary's Standards:

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

The proposed project will retain and preserve the historic character of the subject property. The proposed project would have a minimal impact upon the exterior and does not remove any historic materials or features. Within the interior, the proposed project would maintain the sense of space of the interior corridors through the use of tempered glass for the new security partitions. The spatial character of the interior corridors are further reinforced by the height of the new security partitions, which would be seven feet tall and approximately five feet lower than the ceiling height. In addition, the proposed project maintains the circulation pattern and materials of the historic staircases. The new partitions at the basement level of the historic staircases would be attached onto non-historic fabric.

Therefore, the proposed project complies with Rehabilitation Standard 2.

> *Standard 5.*
> *Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.*

The proposed project would preserve distinctive materials, features, finishes or construction techniques that characterize the subject property. In particular, the proposed project specifies a minimal attachment into the historic terrazzo and historic concrete and plaster walls. The attachments include ¾" expansion anchor into the terrazzo flooring, and steel plates with four expansion anchors into the concrete and plaster walls. Further, the new security doors are designed to accommodate the marble base boards. No portion of the security would be anchored into the marble base board.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Summary
The proposed project complies with the Secretary of the Interior's Standards for Rehabilitation.

As currently proposed, the project will not have a significant adverse impact upon any historic resource on or adjacent to the project site, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

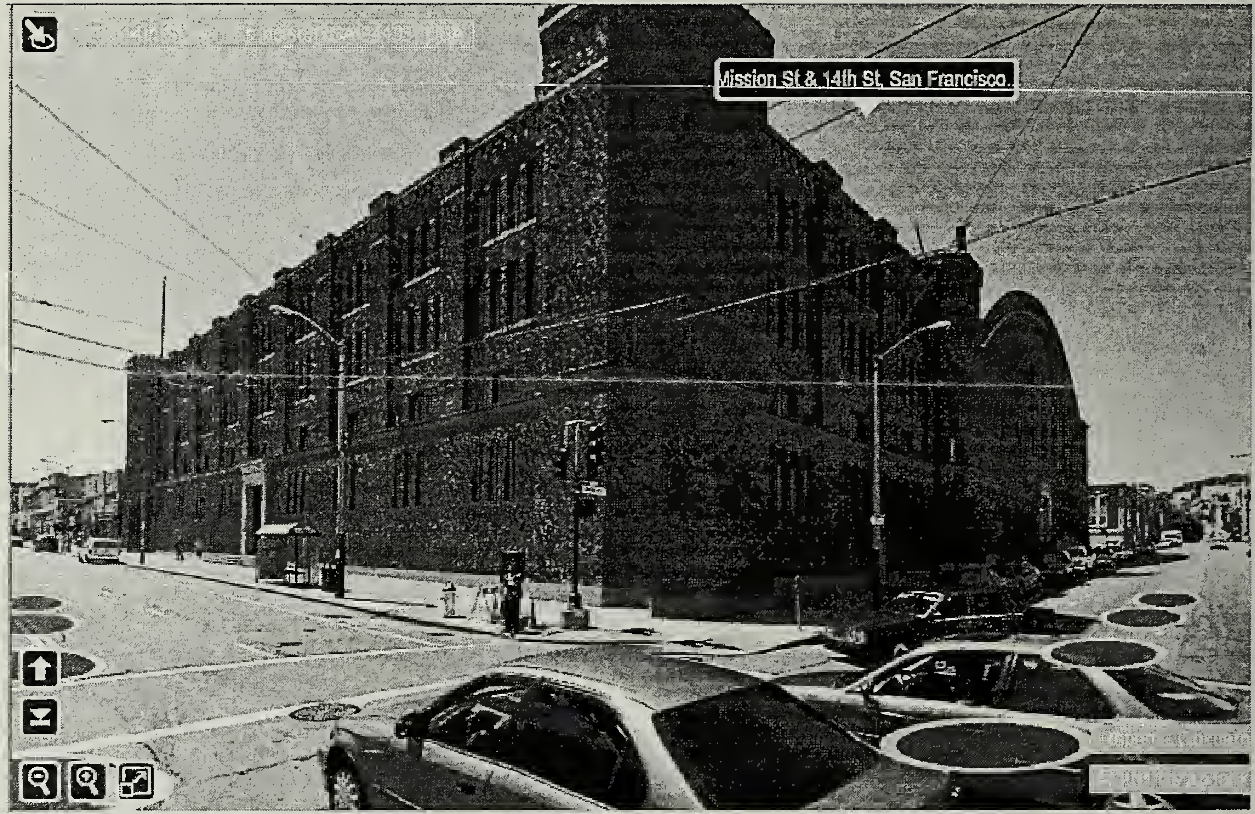
Signature: ______________________ Date: 7/25/2011

Tina Tam, *Senior Preservation Planner*

cc: Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

SC: G:\Documents\2011.0538E 1800 Mission St\HRER_1800 Mission St_2011-07-19.doc

IMAGES



Mission Armory, 1800 Mission Street (View of Mission and 14th Streets)

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

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The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

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Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):

Date: MAY 5, 2011

(For Staff Use Only) Case No. 2011.05FCE

Address: 1650 CHESTNUT ST

Block/Lot: 0482 / 014

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Joe Toboni	Telephone No.	(415) 828-0717
Address	135 St. Francis Blvd.	Fax. No.	NA
	San Francisco, CA 94127	Email	jtoboni@aol.com
Project Contact	Dan Phipps	Telephone No.	(415) 776-1606
Company	Dan Phipps Architects	Fax No.	(415) 776-3972
Address	1031 Post Street	Email	dan@dpaweb.com
	San Francisco, CA 94109		

Site Information

Site Address(es): 1650 Chestnut Street

Nearest Cross Street(s) Laguna & Octavia

Block(s)/Lot(s)	0482/014	Zoning District(s)	RH-3
Site Square Footage	3,437.50 sq. ft.	Height/Bulk District	40-X

Present or previous site use Residence

Community Plan Area (if any) NA

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $900,000

Describe proposed use Residence

Narrative project description. Please summarize and describe the purpose of the project.

REMODEL AND ADDITION TO EXISTING REAR BUILDING AT REAR OF PROPERTY, ADDITION OF TWO UNITS IN NEW BUILDING AT FRONT OF PROPERTY. ALL WORK TO CONFORM WITH 2007 CBC STANDARDS AND REQUIREMENTS.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______ What type of foundation would be used (if known)? ______	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Rear yard variance for existing structure	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	+/- 2,180 sq. ft.	+/- 2,106 sq. ft.	+/- 6,543 sq. ft.	+/- 8,649 sq. ft.
Retail	NA	NA	NA	NA
Office	NA	NA	NA	NA
Industrial	NA	NA	NA	NA
Parking	1	1	2	3
Other (specify use)	NA	NA	NA	NA
Total GSF	+/- 2,180 sq. ft.	+/- 2,106 sq. ft.	+/- 6,543 sq. ft.	+/- 8,649 sq. ft.
Dwelling units	1	1	2	3
Hotel rooms	NA	NA	NA	NA
Parking spaces	1	1	2	3
Loading spaces	NA	NA	NA	NA
Number of buildings	1	1	1	2
Height of building(s)	+/- 23'-5"	+/- 23'-5"	40'-0"	40'-0"
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1

MINOR ALTERATION OF EXISTING PRIVATE RESIDENTIAL BUILDING

MW 7/27/11

Approved Planning Dept. Matt Weintraub, Preservation Planner

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
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Preservation Planner: Matt Weintraub
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Project Address: **1650 Chestnut Street**
Block/Lot: 0482/014
Case No.: **2011.0580E**

Date of Review: July 14, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 1650 Chestnut Street is a single-family dwelling that was constructed in 1923, according to the Assessor and Department of Building Inspection (DBI) records. In DBI records, a copy of the original construction permit lists the builder as G. Ferroni & Sons and the owner as Attilio de Maria. No architect is listed. The subject building at 1650 Chestnut Street is a single-story over raised garage/basement, wood-frame structure with a concrete foundation and a combination cross-gable/flat roof, designed with elements of simplified Mediterranean Revival architectural style. Architectural features of the subject building include: plaster (stucco) exterior walls without attached ornamentation; low-pitched cross-gable roof section; overhanging eave with exposed *viga* rafters; paired windows with arched and rectangular frames, wood trim, and vinyl sash; decorative metal balcony; walk-up porch with curving terrazzo steps, decorative metal rail, and main entry with wood door; and a recessed garage opening with wood wagon doors. The subject building is located at the back of a lot that is 25 feet wide and 137.6 feet deep. Site features include a paved driveway and trees located in the front yard, and a low site wall and wrought iron fence located at the front property line.

The subject property at 1650 Chestnut Street is located on the north side of Chestnut Street, between Laguna and Octavia Streets, within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The subject property is not located within any designated historic districts. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1923, and more than 50 years of age).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property at 1650 Chestnut Street consists of two-, three-, and four-story residential buildings that were constructed at various times during the 20th century, beginning approximately after 1915, when the Panama Pacific International Exposition, which previously occupied the site, was dismantled. Residential buildings vary in size and density, including single-family dwellings, flats, and apartments. Architectural influences that are exhibited by buildings in this area include Edwardian, Mission Revival, Mediterranean Revival, Craftsman, and Modern. On the block of Chestnut Street between Laguna and Octavia Streets, which contains the subject property at 1650 Chestnut Street, most buildings may be characterized as simplified and/or vernacular variations of these architectural styles. The area does not exhibit a single predominant architectural character. The area contains a typical rectangular urban block/lot layout. Residential buildings are typically built out to the front lot lines on long narrow lots with no side yards.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register of Historical Resources (California Register) criteria, Department staff finds that the subject building at 1650 Chestnut Street does not appear to be eligible for inclusion in the California Register as an individual historic resource or as a contributor to a historic district, because it is not significant under any of the California Register criteria.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following report:

- ☐ *Historic Resource Evaluation Report (Supplemental Information Form for Historical Resource Evalution), 1650 Chestnut Street,* by Dan Phipps Architects, dated June 9, 2010.

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject building and the project.

Included is an evaluation of the subject property at 1650 Chestnut Street, which is not eligible for the California Register of Historical Resources, based on the following criteria:

Criterion 1 - Event:	☐ Yes	☒ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☐ Yes	☒ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
Period(s) of Significance:	None		

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 1650 Chestnut Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building in 1923, as well as construction of other residential buildings in the area during the 20th century, occurred after dismantling of the Panama Pacific International Exposition (PPIE) of 1915, which was located on the site. While the construction and occurrence of the PPIE were significant events in history, the redevelopment of the former PPIE site as a residential neighborhood, which included the construction of the subject building at 1650 Chestnut Street, was not a significant event in history. Although the subject building at 1650 Chestnut Street was one of the earlier buildings to be constructed in the area after dismantling of the PPIE, its construction was not influential or representative of any broad patterns of development in the area. The subject building at 1650 Chestnut Street is not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject building at 1650 Chestnut Street is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 1650 Chestnut Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the subject building at 1650 Chestnut Street was originally owned and occupied by Attilio de Maria, a fireman, from the time of its construction in 1923 until his death in 1945, and then it was owned by his wife Catherine M. de Maria from 1945 until 1975. These historic owners/occupants of the subject building at 1650 Chestnut Street are not known to have been important individuals in the history of the City, the State, or the nation. Therefore, the subject building at 1650 Chestnut Street is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 1650 Chestnut Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). There is no available information to indicate that the subject building embodies a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. No architect is known, and visual inspection indicates that the subject building at 1650 Chestnut Street is the work of a commercial builder who employed standard designs, features, materials, and construction methods of the period. High artistic expression is not apparent in the overall design. The subject building at 1650 Chestnut Street does not qualify as an important or representative individual example of architecture from the period. Furthermore, the subject property at 1650 Chestnut Street is not part of any significant grouping of physical properties that may be considered to be a potential historic district. The subject property at 1650 Chestnut Street is visually distinct from most other properties in the area, because is it smaller in scale, different in architectural details, and it is developed at the back of the lot instead of the front of the lot. The subject property at 1650 Chestnut Street does not appear to contribute to any significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Therefore, the subject building at 1650 Chestnut Street is determined not to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 1650 Chestnut Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building at 1650 Chestnut Street was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject building at 1650 Chestnut Street was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

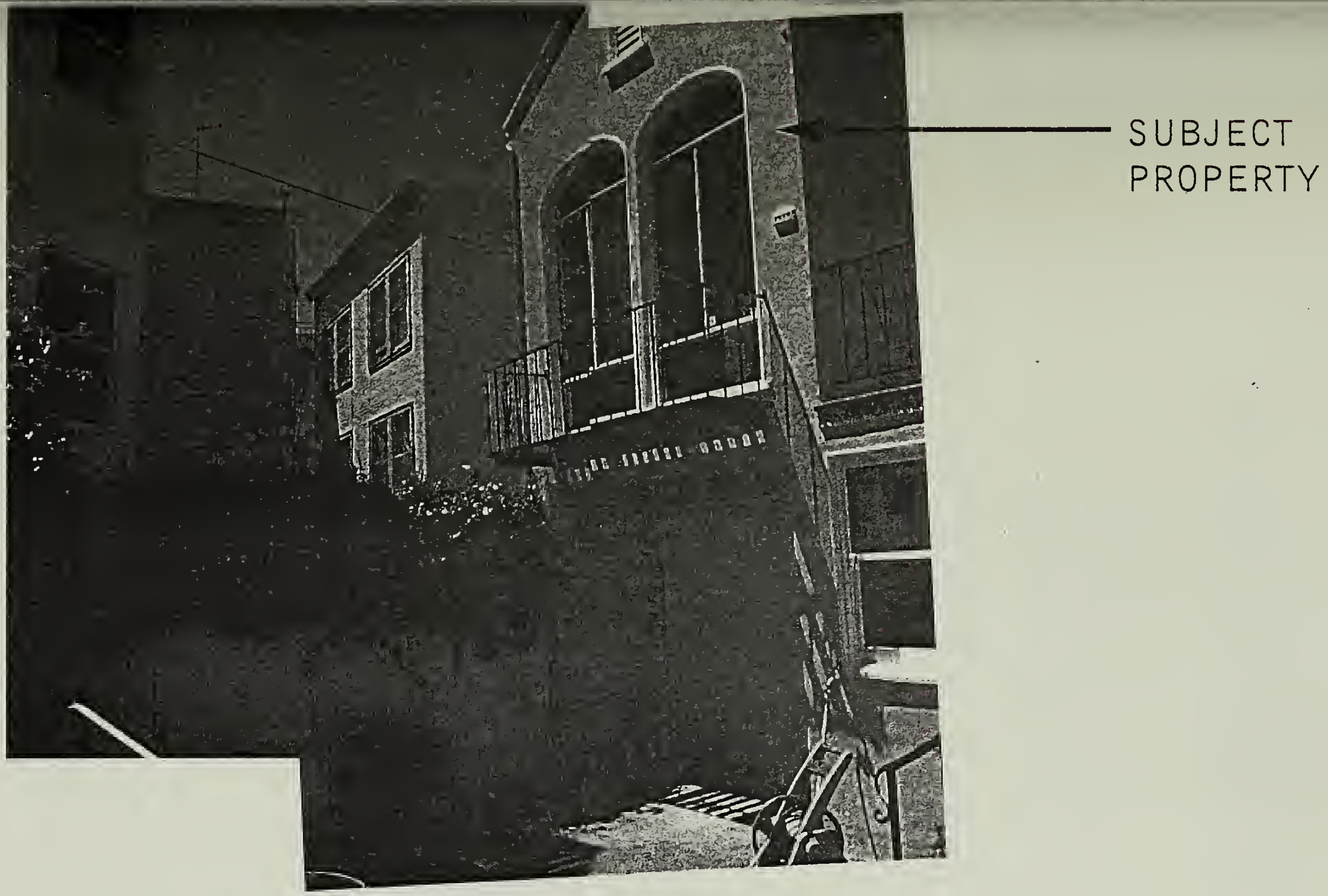
☐ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7/25/2011

Tina Tam, *Senior Preservation Planner*



LOOKING AT PARTIAL FRONT FACADE OF SUBJECT PROPERTY
AND FACADE OF WEST ADJACENT PROPERTY'S AT REAR

1650 CHESTNUT STREET
BLOCK: 0482
LOT #: 014

EXHIBIT 'F'

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2007.0432E**
Project Title:	**537 Grove Street and 440 Ivy Street**
Zoning:	RTO (Residential Transit Oriented Use District) 40-X Height and Bulk District
Block/Lot:	0807/023
Lot Size:	3,149 square feet
Project Sponsor:	Daniel Frattin, Reuben & Junius, LLP (415) 567-9000
Staff Contact:	Andrea Contreras – (415) 575-9044 Andrea.Contreras@sfgov.org

PROJECT DESCRIPTION:

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27/11

The proposed site is a through lot on a block bounded by Grove Street to the north, Octavia Street to the east, Ivy Street to the south and Laguna Street to the west in San Francisco's Hayes Valley neighborhood. There are two existing structures on Lot 23. A two-story, single-family dwelling at 537 Grove Street occupies the northern portion of the Lot 23. This dwelling is 26-feet-tall, 2,120 square feet (sf) with one off-street parking space in a 322 sf ground-floor garage, and is currently uninhabitable due to fire,

[Continued on next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Sections 15301(d), 15301(e), and 15301(l)(4))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

GOVERNMENT
DOCUMENTS DEPT

JUL 29 2011

SAN FRANCISCO
PUBLIC LIBRARY

Bill Wycko
Acting Environmental Review Officer

July 27, 2011
Date

cc: Daniel Frattin, Project Sponsor
Mark Luellen, Current Planning Division
Timothy Frye, Preservation Planner/Coordinator
Supervisor Ross Mirkarimi, District 5
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

smoke and water damage incurred in 2006. A one-story detached garage at 440 Ivy Street occupies the southern portion of Lot 23. The detached garage is 12-feet-tall and 726 sf with one off-street parking space. The proposed project involves subdivision of Lot 23, repair, restoration, and additions to 537 Grove Street, and demolition of 440 Ivy Street, which are further described below.

The subdivision of Lot 23 would create two lots: a 1,838 sf lot fronting Grove Street, and a 1,312 sf lot fronting Ivy Street. The project would also include the following alterations at 537 Grove Street: structural upgrade, construction of a partial basement level for a car lift pit and rainwater collection tank, repair of interior fire damage, removal of non-historic additions at the northeast corner fronting on Grove Street and at the rear, construction of a rear horizontal addition, construction of a one-story vertical addition to accommodate a second dwelling unit, and addition of a solar array concealed behind parapets. The alterations would retain 404 sf of undamaged, historic residential floor area and, replace in-kind 690 sf of historic residential floor area that was damaged or destroyed. Another 1,026 sf of existing floor area would be removed. In total, the alterations would result in a net increase of 1,170 sf of residential space and 210 sf of parking/utility space. These alterations would result in a two-unit, 3,822 sf, 31.5-foot-tall, three-story-over-basement building with two off-street parking spaces. The lot at 440 Ivy Street would remain vacant and require a variance from the minimum lot size requirement. A rear yard variance would be required for the residence at 537 Grove Street.

REMARKS (continued):

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the structures at 537 Grove Street and 440 Ivy Street are historic resources as defined by CEQA. In a Historic Resource Evaluation Response memorandum (HRER) dated February 14, 2011, the Planning Department determined that the subject property at 537 Grove Street is a historic resource.[1] The February 2011 HRER serves as the source for the following historic resources discussion. The property at 537 Grove Street appears to be eligible for listing on the California Register of Historic Resources as a contributor to a pending historic district, specifically the California Register-eligible Hayes Valley Residential Historic District, and is therefore a historic resource for CEQA purposes. In addition, the building at 537 Grove Street is listed in the 1976 San Francisco Architectural Resources Survey and on page 271 of local survey *Here Today*. The structure at 440 Ivy Street was not found to be a historic resource, either individually or as a contributor to the potential Hayes Valley Residential Historic District.

Department staff has determined that 537 Grove Street does not appear to be eligible for the California Register based on Criterion 1 (Events) since it is not associated with a specific event that has made a significant contribution to broad patterns of local or national history. None of the persons associated with the property have been significant to local, state, or national history. Thus, the building is not eligible under Criterion 2 (Persons). However, the building does appear to be eligible under Criterion 3

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[1] Memorandum from Tim Frye, Preservation Planner to Andrea Contreras, Environmental Planning. February 14, 2011. A copy of this memorandum is attached.

(Architecture) as a contributor to a group of properties that embody the distinctive architectural characteristics of the period of construction from 1860-1920. While there is no information at the site that would yield information important to history or prehistory, the property still meets the criteria to make it eligible for inclusion on the California Register.

While a fire has consumed portions of the west side of the building and roof, 537 Grove Street retains a good level of historic integrity with respect to location, association, design, workmanship, setting, feeling, and materials. The structure at 440 Ivy Street was not evaluated for integrity because it does not meet the criteria for eligibility.

The evaluation of properties for potential impacts to a "historical resource" under CEQA is a two-step process. The first step is to determine whether the property is an "historical resource," and the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." Planning Department staff reviewed the proposed modifications to the buildings at 537 Grove Street and 440 Ivy Street to determine whether the proposed project materially impairs the resource. While there are a number of exterior and interior alterations in addition to the work to repair fire damage, the proposed project, when considered as a whole and evaluated in the context of the building and the district, does not appear to have a cumulative impact to the historic resource. Even with the alterations and additions proposed, the building would retain the architectural characteristics that justify its eligibility for inclusion in the California Register.

Based on the project's design, the Department has determined that the proposed vertical addition would be minimally visible from the surrounding public right-of-way. The proposed vertical addition would not overwhelm the subject building and would not materially impair the overall massing, design, or other character-defining features that justify its eligibility for the California Register. The rear addition would replace an existing non-historic rear addition and would not be visible from Grove Street. Since the structure at 440 Ivy Street is not a historic resource, its demolition would not result in any adverse environmental effects to any on-site or adjacent historic resources. However, any new construction would have to be reviewed in the future as part of a separate evaluation to determine its compatibility with the character-defining features of the district.

The adjacent properties considered to be historic resources and contributors to an eligible historic district would not be adversely affected by the proposed rehabilitation and addition. The resulting overall height and massing of the project would be in scale with the surrounding properties. The addition is designed and positioned in a manner so that off-site historical resources and the potential historic district would not be materially or visually impaired. The proposed project would respect the overall materials, massing, scale, and spatial relationships of the adjacent historic resources. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied.

Air Quality: The project site is located on Grove Street, midblock between Octavia and Laguna Streets. The proposed project would include demolition of a 726 sf garage and a net new addition of 1,170 sf, which would include a second dwelling unit. The proposed project's demolition and one additional dwelling unit would be well below the construction and operational criteria air pollutant screening criteria (240 dwelling units and 451 dwelling units, respectively) identified in the Bay Area Air Quality

Management District's (BAAQMD) CEQA Air Quality Guidelines, 2011 (Table 3-1) and would therefore not result in any adverse effects from criteria air pollutant emissions. Furthermore, based on a review of the BAAQMD's *Stationary Source Screening Analysis Tool* and *Roadway Screening Analysis Tables*, the project site is not located in proximity to any stationary sources of air pollutants or high volume roadways that could pose a health risk to residents of the new dwelling unit.[2] Therefore, the proposed project would not result in any adverse air quality effects.

Archeological Resources: The project would require excavation at 537 Grove Street to a depth of up to eight feet below ground surface to permit installation of a car lift for vehicles. In addition, the existing brick foundation would be replaced with a concrete foundation. The Department reviewed the project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.[3] As described below, the proposed project was found to satisfy criteria for exemption under Class 1 and Class 3.

Conclusion

CEQA State Guidelines Section 15301(d), (e), and (l)(4), or Class 1, provides an exemption from environmental review for the repair and restoration of damaged structures to meet current standards of public health and safety; the addition of up to 10,000 square feet in an area with public services and facilities; and demolition of an accessory structures. The proposed project would result in the repair and restoration of a fire-damaged building, add a net increase of 1,170 sf to accommodate a second dwelling unit, and demolish the garage occupying 440 Ivy Street. Therefore, the project would be exempt from environmental review under Class 1. The lot split would also be exempt from CEQA. However, any future development on the newly created lot would require separate environmental review and would be guided by RTO zoning district restrictions.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. Under the above-cited classifications, the proposed project is appropriately exempt from environmental review.

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[2] Bay Area Air Quality Management District (BAAQMD), California Environmental Quality Act Air Guidelines, June 2010. Analysis tools and tables accessed at: http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Tools-and-Methodology.aspx, last accessed July 19, 2011.

[3] MEA Preliminary Archeological Review Checklist for 537 Grove Street, July 8, 2011. This document is on file and available for public review at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.0432E.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Historic Resource Evaluation Response

MEA Planner: Andrea Contreras
Project Address: **537 Grove Street/440 Ivy Street**
Block/Lot: 0807/023
Case No.: **2007.0432E**
Date of Review: February 14, 2011
Planning Dept. Reviewer: Timothy Frye
(415) 575-6822 | tim.frye@sfgov.org

PROPOSED PROJECT

☒ Demolition ☒ Alteration

PROJECT DESCRIPTION

The project site contains the two-story wood-frame residential structure and a one-story ancillary structure in the rear yard that fronts along Ivy Street. An exact construction date in unknown, however, it is likely that both buildings were constructed immediately after the 1906 Earthquake and Fire. The proposed project at 537 Grove Street would include a complete structural upgrade, the repair of existing fire damage, the removal on non-historic rear additions, and the construction of a new rear horizontal addition and a one-story vertical addition. The ancillary building fronting on Ivy Street would be demolished. The project would add a total of 2,728 sq.ft. to the existing 1,094 sq.ft. building, thus resulting in a total building area of approx. 3,822 sq.ft.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building on Grove Street was identified on the 1976 Architectural Resources Survey; was identified on page 271 of *Here Today*. Both buildings are located within the boundaries of an identified California Register eligible Hayes Valley Residential Historic District. Only the Grove Street building is identified as a contributor to that eligible district. The Ivy Street building was identified as a non-contributor to the eligible district. This district was identified during a historic resource survey conducted as part of the Market & Octavia Area Plan. The former Landmarks Preservation Advisory Board and the current Historic Preservation Commission have adopted the findings of the survey in several phases. Adoption of the final phase of the survey occurred at its July 21, 2010 hearing. For the purposes of CEQA the Grove Street building and the site is identified as a "Category A" property for the by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject site located with the Hayes Valley neighborhood, within a RTO (Residential Transit Oriented) Zoning District, and a 40-X Height and Bulk District. The property is a through lot that fronts both Ivy and Grove Streets, within a block bound by Octavia and Laguna Streets.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register*

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1860-1920

Notes: Below is an evaluation of the subject building against the criteria for inclusion on the California Register; it appears that the Grove Street building is eligible for the Register under criterion 3 (architecture). The Ivy Street building was not found to be a historic resource, either individually or as a contributor, to the identified eligible historic district.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Based on the information found within the DPR-D Form, *Hayes Valley Residential Historic District – Update,* January 2008, the subject building and the district is not found to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past; 717 Battery does not appear to be eligible under Criterion 2 (Persons). Based on research performed by the consultant, persons that occupied the building are not of known historical significance. Research has failed to reveal an intimate association that would justify its inclusion in the California Register under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. Based on the information found within the DPR-D Form, *Hayes Valley Residential Historic District – Update,* January 2008, the subject building is eligible as a contributor under this criterion as a, "group of properties that embody the distinctive architectural characteristics of a period of construction."

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: While a fire has consumed portions of the side (west) elevation and roof, the Grove Street building retains a good level of historic integrity. The Ivy Street structure was not evaluated for integrity because it does not meet the criteria for eligibility.

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3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present *(Go to 6 below.)*   ☒ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

Notes: In sum, while there are a number of exterior and interior alterations aside from the work required in order to repair the existing fire damage, the proposed project, when considered as a whole and evaluated in the context of the building and the district, does not appear to have a cumulative impact to the historic resource. Even with the alterations and additions proposed, the building will retain those physical characteristics that justify its eligibility for inclusion in the California Register.

Based on the plans, elevations, and sight line diagrams dated January 17, 2011, the Department has determined that the proposed vertical addition would be minimally visible from the surrounding public right-of-way. The proposed vertical addition would not overwhelm the subject building and would not materially impair the overall massing, design, or other character-defining features that justify its eligibility for the California Register. The rear addition will replace an existing non-historic rear addition and will not be visible from Grove Street.

The demolition of the ancillary structure on Ivy Street will not result in an adverse material impact to the eligible district; however, any new construction would have to be reviewed in the future as part of a separate evaluation to determine its compatibility with the character-defining features of the district.

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5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

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6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The adjacent properties considered to be historical resources and contributors to an eligible historic district would not be adversely affected by the proposed rehabilitation and addition. The resulting overall height and massing of the project is in scale with the surrounding properties. The addition is designed and positioned in a manner so that off-site historical resources and the potential historic district would not be materially or visually impaired. Furthermore the proposed project respects the overall materials, massing, scale, and spatial relationships of the adjacent historic resources.

SENIOR PRESERVATION REVIEW

Signature: Tina Tam Date: 3/4/2011
Tina Tam, Senior *Preservation Planner*

cc: Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Studio Abitare Plans, dated January 17, 2011

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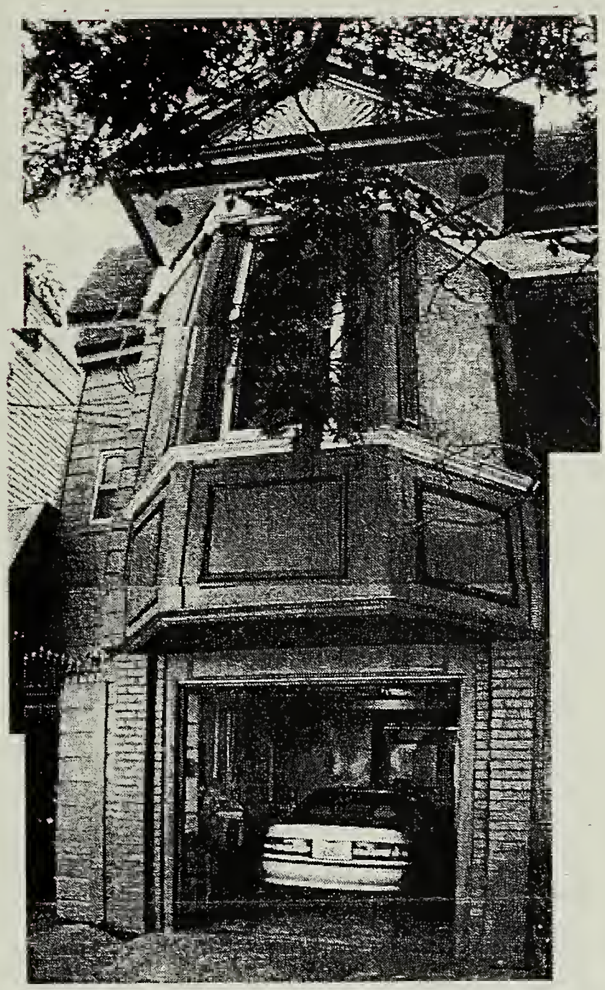
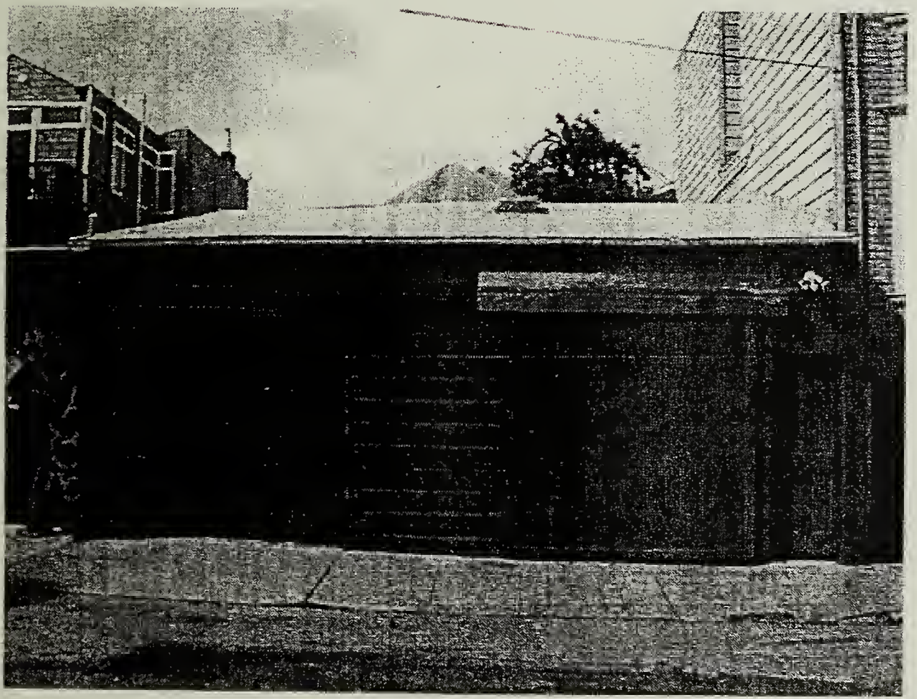
Case No. 2007.0432E
537 Grove Street



440 Ivy Street



SITE PERMIT
REVISION

Date Received:

APR 13 2011

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by ,the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 15301(l) 8/1/11 B

SAN FRANCISCO
CATEGORICALLY EXEMPT
CLASS

(For Staff Use Only) Case No. 2011.0537E

Address: 1786 16th Ave

Block/Lot: 2052A-028

v.8.9.2010

Signed (owner or [✓ agent]): ______ Date: 4/13/11

SITE PERMIT
REVISION

APR 13 2011

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Michael and Sophie Rich	Telephone No.	
Address	1786 16th Ave.	Fax. No.	
	San Francisco, CA 94122	Email	michael_c_rich@yahoo.com
Project Contact	Steve Geiszler	Telephone No.	415-409-7000
Company	Geiszler Architects	Fax No.	
Address	781 Beach St.	Email	steve@geiszlerarchitects.com
	San Francisco, CA 94109		

Site Information

Site Address(es): 1786 16th Ave.

Nearest Cross Street(s) Noriega

Block(s)/Lot(s)	2052A/028	Zoning District(s)	RH-1(D)
Site Square Footage	3,000 SF	Height/Bulk District	40-X

Present or previous site use

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $400,000

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.

New third floor addition and roof deck. New powder room and laundry at existing second floor.

New entry, mudroom, and storage at existing first floor.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2260 sf	2260 sf	1230 sf	3490 sf
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	2260 sf	2260 sf	1230 sf	3490 sf
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	24'-5"	24'-5"	8'-10"	33'-3"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Tara Sullivan (415) 558-6258 tara.sullivan@sfgov.org
Project Address:	**1786 16th Avenue**
Block/Lot:	2052A/028
Case No.:	**2011.0537E**
Date of Review:	July 12, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

1786 16th Avenue is located on the east side of the street just north of where Noriega Street ends (at 16th Avenue) in the Golden Gate Heights area of the Inner Sunset neighborhood. The property is located within a RH-1(D) (Residential, House, Detached, Single-Family) Zoning District and a 40 -X Height and Bulk District.

1786 16th Avenue is one of seven houses in a row that were constructed in 1939 by Henry Doelger. The house is divided into two "parts" – northern and southern bays. The ground floor contains two segmental-arched recessed openings: the main entrance at the southern bay and a garage entrance at the northern bay. The second floor has a decorative iron balconette on the northern bay and a "pop-out" on the southern bay. There are two square window openings on the second floor with contemporary windows. The building has modest ornamentation with coining at the corners and brackets beneath the second-floor pop-out. The rear of the building is plain, with a simple rectangular form, horizontal wood siding and plain double-hung windows.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1939).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

1786 16th Avenue is located in a residential neighborhood known as Golden Gate Heights. The area was developed by Henry Doelger as speculative housing. Large portions of the subject and adjacent block contain one-story-over-garage homes in a variety of simple vernacular styles, featuring recessed garages and entrances, prominent roof forms and decorative balconies. There are one-story homes further south on the block of 16th Avenue that were constructed in 1927. Most of the area was constructed at the same time – the block across from the subject property was constructed in 1937 (18 homes); the subject block was constructed in 1938 (14 homes) and 1939 (7 homes), and the adjacent block was constructed in 1927 (12 homes). There are a few scattered homes that were constructed outside of these dates, mainly in 1929.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is eligible for the California Register of Historical Resources based on the following Criterion(s):

Criterion 1 - Event:	☐ Yes	☒ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☐ Yes	☒ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided and found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The evolution of the Sunset neighborhood occurred over a few decades. While the Sunset was largely developed by a handful of builders/developers, including Carl and Fred Gellert, Henry Doleger, Ray Galli, Chris McKeon, and the Stonestown Brothers[1], as a whole, this prolonged and piecemeal development period does not appear to signify one singular and important event in the history of the City. There may be certain spurts of development within this period that could be considered a significant event(s), but none have been presented to the Department to date, and the neighborhood where the subject property is located is not associated with any particular significant event(s). Further, the subject property is not associated with any significant event to be individually eligible under Criterion 1.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 1786 16th Avenue is not eligible under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Records indicate that the property was originally owned by Ursula H. Vecchi-Burnett and remained in the family until 1956. Subsequent owners include Vernon and Shirley O'Neil (1956-1961); Luis and Yemime Sophi (1961 – no end date); George Bourekas (no start date but in possession in 1984); Aspasia and Nicholas Petsas (1984 – 1995); and Michael and Sophie Rich (1998 – present). Records show that none of the property owners of the building are important to the local, regional or national past.

Therefore, 1786 16th Avenue, is not eligible under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Henry Doelger was a prominent and prolific builder of 'tract' homes in California. Based in San Francisco at 320 Judah Street, his most prominent and significant development was Westlake, located just south of the San Francisco border (constructed 1949-1962). Doelger's first tract homes were constructed in the Sunset neighborhood of San Francisco.[2] He purchased his first piece of property at 14th Avenue & Irving Street in 1922, and from 1934 to 1940 Doelger was reportedly the largest home builder in America, constructing an average of two homes a day in the 1930's.[3] The homes he constructed ranged in styles, with a typical "Marina" style prominent in the 1920's (bowed bay at second floor over a ground floor garage); the "Sunset" style prominent in the 1930's (double-bays with a pop-out section at the second floor; recessed garage and entrance on the ground floor, with decorative ironwork, balconies, and front-facing roofs); and a contemporary "mid-century box" style prominent in the 1940's and 1950's (boxy forms with large windows, jutting roofs, brick detailing). His firm also constructed apartment buildings, schools, shopping malls, and many other commercial and institutional structures in California. Doelger passed away in 1978.

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[1] LaBounty, Woody. *Doelger City*. Western Neighborhoods Project. http://www.outsidelands.org/sw2.php

[2] Keil, Robert. *Little Boxes: The Architecture of a Classic Midcentury Suburb*. Advection Media, 2006. pgs. 31-32.

[3] Ibid.

Doelger constructed so many homes in San Francisco's Sunset neighborhood that portions were nicknamed "Doelger City" and the "White Cliffs of Doelger," and was concentrated between 27th and 39th Avenues from Kirkham to Quintara Streets. This area was constructed mainly by Doelger from the late 1920's to the early 1940's.[4]

While 1786 16th Avenue was constructed by Doelger in 1939 as one of seven residences on the block and does retain all of its original elements and materials (except for replacement windows at the second floor), this structure is not eligible for listing in the California Register under Criterion 3.

The neighborhood where the subject property is located contains a high concentration of speculative housing that was constructed in large blocks, mainly during the 1930's. Not all of this speculative housing was constructed by Doelger - there are several different builders who constructed homes in the area, each with a different architectural style. Noreiga and 16th Avenue merge several times in this block/area, and as a result, there is not a consistent building pattern or style. For example, a half-block north of the subject property is a large tract of three-story apartment homes constructed on the slope of Golden Gate Hill, dating from 1961.

Doelger is a significant builder and his work/company does contribute to San Francisco's architectural heritage. A neighborhood of his housing would be significant and qualify as a historic district under this Criterion. However, the neighborhood where the subject property is located does not appear to be the best example of his tract home construction – there is not a large concentration of his homes, and there is a mix of developers, styles, and construction dates.

1786 16th Avenue is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

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[4] Zinns, Ken. *The Sunset Developers.* 1983. http://www.outsidelands.org/sunset-developers.php

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 1786 16th Avenue was determined not to be significant under the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 1786 16th Avenue was determined not to be significant under the California Register of Historical Resources, analysis of character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

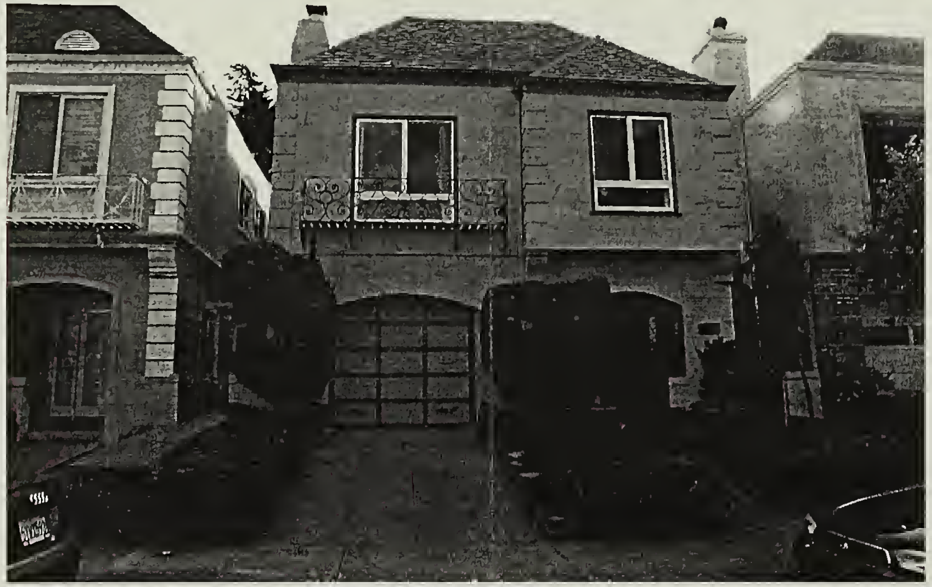
☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7/25/2011
Tina Tam, *Senior Preservation Planner*

Smith



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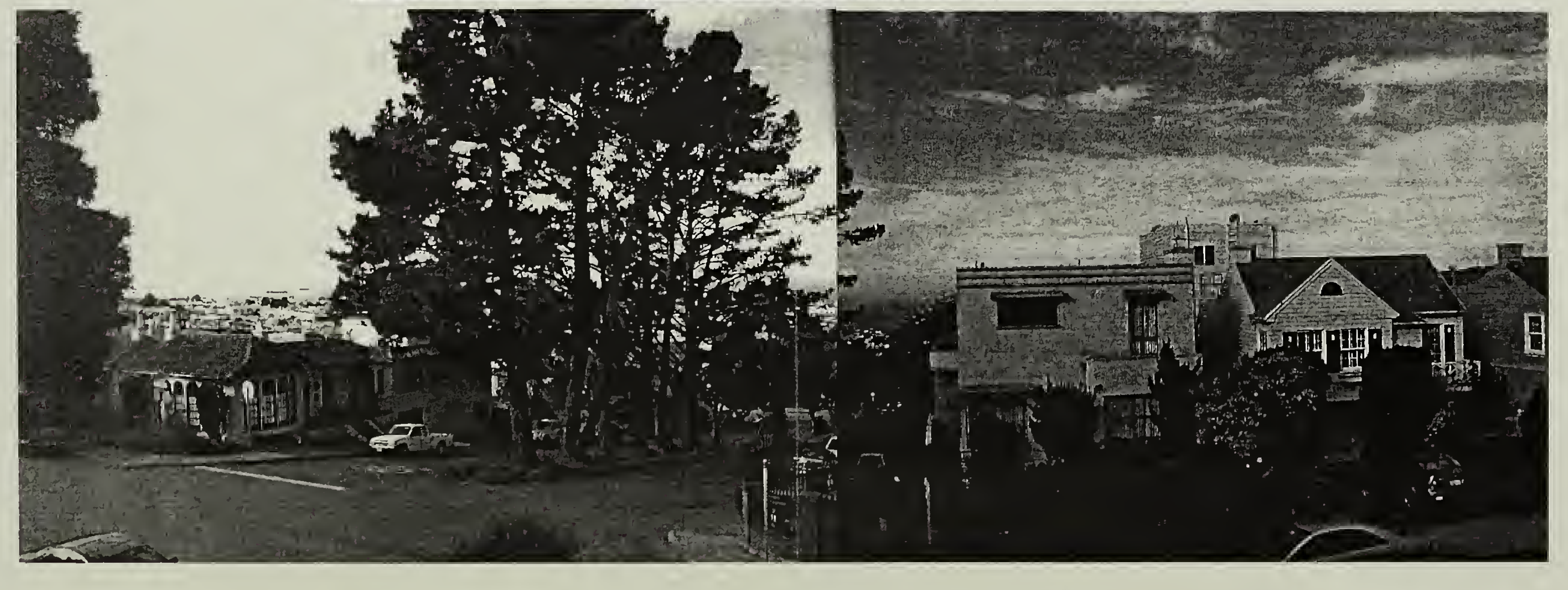

Rich Residence 1786 16th Ave , San Francisco CA	Existing Front Elevation & Block Across December 21, 2010	Geiszler Architects 781 Beach St #302 San Francisco, CA 94109 (415) 409-7000

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DOCUMENTS DEPT

AUG 05 2011

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2009.0514E
Project Title:	639-641 Natoma Street
Zoning:	RED (South of Market Residential Enclave) Zoning District, 40-X Height and Bulk District, Western SoMa Special Use District
Block/Lot:	3727/035
Lot Size:	1,873 square feet
Project Sponsor:	Reza Khoshnevisan, SIA Consulting (415) 922-0200 x.108 I reza@siaconsult.com
Planning Dept. Reviewer:	Matt Weintraub (415) 575-6812 I matt.weintraub@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes: (1) construction of a four-story (with basement) vertical and horizontal addition at the rear of the existing two-story (with basement) multiple-family residential building; (2) interior renovations at all existing floors; (3) lowering, repair, and/or replacement of the existing window at the first story of the primary façade; (4) replacement of existing entry doors on the primary façade; and (5) installation of an at-grade (basement) garage opening on the primary façade. The proposed project would increase residential floor area from 1,859 square feet (existing) to 5,121 square feet (proposed), an addition of 3,262 square feet. (Continued on Page 2.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

See Page 2.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

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BILL WYCKO
Environmental Review Officer

August 11, 2011
Date

cc: Historic Preservation Distribution List; Virna Byrd, Bulletin Board and Master Decision File; Exemption/Exclusion File, Supervisor Kim, District 2

PROJECT DESCRIPTION:

(Continued from Page 1.)

The existing building is a two-story-over-basement, wood-frame residential "flats" structure with a concrete foundation and a flat roof, designed with elements of Edwardian architectural style. Notable architectural features of the subject building include: drop-channel wood siding; a one-and-a-half-story tall recessed entry porch; wood trim with molded crowns around the entry and first-story windows; angled bay windows at the second story; double-hung wood sash; and entablature consisting of an intermediate cornice with brackets and a plain terminating cornice. The subject building is situated at the front and side property lines, without front and side yards.

The subject property is located on the south side of Natoma Street, a narrow alley-street, between 7th and 8th Streets, in the South of Market area of southeast San Francisco. The subject building is located on a 1,873-square-foot rectangular lot that is 25 feet wide and 75 feet deep. It is located within a RED (South of Market Residential Enclave) Zoning District, a 40-X Height and Bulk District, and the Western SoMa Special Use District.

The proposed project is described in the Environmental Evaluation Application dated June 9, 2009, and in plans and drawings originally dated December 6, 2005, and revised on January 10, 2011, provided by the Project Sponsor.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, because it is identified as a contributing resource to the Western SoMa Light Industrial & Residential Historic District in the Department's South of Market Historic Resource Survey, which was adopted by the Historic Preservation Commission on February 16, 2011. In the survey, the Western SoMa Light Industrial & Residential Historic District is evaluated as eligible for listing in the National Register of Historic Places ("National Register") and in the California Register of Historical Resources ("California Register"). To assist in the evaluation of the subject building, the Project Sponsor submitted the following reports:

- ☐ *Historical Evaluation, 639-641 Natoma Street, San Francisco* (Supplemental Information Form for Historical Resource Evaluation), by Michelle Taylor, dated November 2006

- ☐ *639-641 Natoma Street, San Francisco, California, Consultation and Peer Review of Historic Resource Documentation*, by Carey & Co. Inc., dated August 23, 2010.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building is considered to be a "Category A.2" property (Adopted local registers, and properties that have been determined to appear eligible, or which may become eligible for the California Register) for the purposes of the Planning Department's CEQA review procedures, because the subject building is identified as appearing eligible for listing in the California Register.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's *Standards*). It was determined that the proposed project would be consistent with the Secretary's *Standards* for the following reasons:

- The proposed project would retain the residential use of the subject building and it would require minimal change to the defining characteristics of the building and its site and environment.
- The proposed project would retain, preserve, and/or repair distinctive materials, features, finishes, spaces, and examples of fine craftsmanship that characterize the property.
- The proposed project would repair and/or replace deteriorated features with new features that match the old in design, color, texture, materials and other visual qualities, as substantiated by documentary, physical, and/or pictorial evidence.
- The proposed project would not add conjectural features or create a false sense of historical development, and the new addition/work would be differentiated from the old and would be compatible with the massing, size, scale and architecture features in order to protect the historic integrity of the property and the environment.
- The proposed project would not affect the subject property's eligibility for listing in the California Register.

CEQA State Guidelines Section 15301(e)(2) ("Class 1"), provides an exemption from environmental review for minor alterations (including additions) to existing structures that involve negligible or no expansion of an existing use. The proposed project qualifies for the Class 1 exemption because it would not result in an addition of more than 10,000 square feet, and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the project is not located in an environmentally sensitive area. Therefore, the proposed addition would be exempt under Class 1 [State CEQA Guidelines Section 15301(e)(2)].

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary's *Standards*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Matt Weintraub (415) 575-6812 matt.weintraub@sfgov.org
Project Address:	**639-641 Natoma Street**
Block/Lot:	3727/035
Case No.:	**2009.0514E**
Date of Review:	July 21, 2011 (Part I and II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 639-641 Natoma Street is a multiple-family "flats" building that was originally constructed as a single-story, single-family dwelling in 1906, and that was expanded to its current form/use as a multiple-story, multiple-family residential building (and apparently moved from the back to the front of the lot) in 1914, according to Department of Building Inspection (DBI) records. 639-641 Natoma Street is a two-story-over-basement, wood-frame structure with a concrete foundation and a flat roof, designed with elements of Edwardian architectural style. Notable architectural features of the subject building include: drop-channel wood siding; a one-and-a-half-story tall recessed entry porch; wood trim with molded crowns around the entry and first-story windows; angled bay windows at the second story; double-hung wood sash; and entablature consisting of an intermediate cornice with brackets and a plain terminating cornice. The subject building at 639-641 Natoma Street is situated at the front and side property lines, without front and side yards.

639-641 Natoma Street is located on the south side of Natoma Street, a narrow alley-street, between 7th and 8th Streets, in the South of Market area of southeast San Francisco. The subject building is located on a 1,873-square-foot rectangular lot that is 25 feet wide and 75 feet deep. 639-641 Natoma Street is located within a RED (South of Market Residential Enclave) Zoning District, a 40-X Height and Bulk District, and the Western SoMa Special Use District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building at 639-641 Natoma Street is identified as a contributing resource to the Western SoMa Light Industrial & Residential Historic District in the Department's South of Market Historic

Resource Survey, which was adopted by the Historic Preservation Commission on February 16, 2011. In the survey, the Western SoMa Light Industrial & Residential Historic District is evaluated as eligible for listing in the National Register of Historic Places ("National Register") and in the California Register of Historical Resources ("California Register"). Also, 639-641 Natoma Street was included in the Department's 1976 Architectural Survey with an individual summary rating of "0" (on a scale that ranged from a "high" score of 5 to a "low" score of -2). The 1976 Architectural Survey did not include evaluations of potential historic districts.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building is considered to be a "Category A.2" property (Resources listed on adopted local registers, and properties that have been determined to appear eligible, or that may become eligible, for the California Register) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because the subject building is evaluated as eligible for listing in the National Register and the California Register as a contributing resource to an eligible historic district.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area around 639-641 Natoma Street, which is included within the identified Western SoMa Light Industrial & Residential Historic District, is a densely developed, mixed-use urban neighborhood. The *Western SoMa Light Industrial & Residential Historic District* (page 2) describes the neighborhood as follows:

> Major blocks are divided by smaller alley streets at right angles to major streets, largely cut to conform to a 19th century built environment. Primary streets are generally host to commercial and industrial property types, while the network of interior alleys [such as Natoma Street] are host to residential enclaves, although there is a good deal of integration between the property types on each street type...The Historic District is urban in character. It is entirely built out with buildings, nearly all of which are built out to the front and side property lines...The West Soma Light Industrial and Residential district is characterized by a mixture of property types. On primary streets, buildings are built of masonry construction, predominantly reinforced concrete; however, load bearing and steel or heavy timber brick construction is also found with great frequency. Buildings on alley streets [including Natoma Street] are often smaller in scale and of wood frame construction with a cement plaster or stucco façade. Across the district, buildings range in height from ten to sixty feet, with most being two or three stories in height. Flat roofs are near universal. Few buildings [including the subject building at 639-641 Natoma Street] have wood exterior cladding, a protective feature to guard against the spread of fires.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be a historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

To assist in the evaluation of the subject building, the Project Sponsor has submitted the following reports:

- *Historical Evaluation, 639-641 Natoma Street, San Francisco* (Supplemental Information Form for Historical Resource Evaluation), by Michelle Taylor, dated November 2006

- *639-641 Natoma Street, San Francisco, California, Consultation and Peer Review of Historic Resource Documentation*, by Carey & Co. Inc., dated August 23, 2010.

Department staff has reviewed the reports. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject building and the project.

Department staff finds that the subject building at 639-641 Natoma Street is significant as a contributing resource to the Western SoMa Light Industrial & Residential Historic District, which is significant under California Register criteria. Also, Department staff finds that the subject building at 639-641 Natoma Street is not individually significant under California Register criteria.

Included is an evaluation of the subject building at 639-641 Natoma Street, which is eligible for listing in the California Register, based on the following criteria:

Criterion 1 - Event:	☒ Yes	☐ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☒ Yes	☐ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		
Period(s) of Significance:	1906-1914 (639-641 Natoma Street); 1906-ca.1936 (Western SoMa Light Industrial & Residential Historic District)		

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 639-641 Natoma Street is not eligible for inclusion in the California Register as an individual historic resource under Criterion 1 (Events). There is no available information to indicate that the subject building is individually associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject building is therefore determined not to be individually eligible under this Criterion.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 639-641 Natoma Street is eligible for inclusion in the California Register as a contributor to a historic district under Criterion 1 (Events). According to the *Western SoMa Light Industrial & Residential Historic District* (page 107):

> The Historic District is significant under Criterion A (Events) [which is approximately equivalent to California Register Criterion 1] as a representation of a noteworthy trend in development patterns and the establishment of various ethnic groups in San Francisco, most notably the Greek community. Important historical patterns,. such as post-quake construction, light industrial development and use, labor, and working-class culture, have shaped the built environment and created an overall unity of light industrial and residential uses...This circumstance is unique amongst San Francisco's neighborhoods, as the South of Market was the only fully-developed and populated mixed-use area in the City that was completely destroyed and then completely redeveloped with a new light industrial emphasis...The historic context of the western South of Market neighborhood between 1906 and 1936 simultaneously represents the thirty-year height of redevelopment following the disaster and the enduring existence of particular populations, including working class families, single male laborers, and Greek residents in San Francisco.

639-641 Natoma Street contributes to the significance of the Western SoMa Light Industrial & Residential Historic District in relation to California Register Criterion 1, because the subject building is a typical small, wood-frame residential building that is a characteristic feature of the Natoma Street residential enclave, which historically contained an ethnic Greek population, and because the subject building was historically occupied by working class families and single male laborers. The subject property is therefore determined to be a contributor to a historic district that is eligible under this Criterion.

Therefore, the subject building at 639-641 Natoma Street is determined to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 639-641 Natoma Street is not eligible for inclusion in the California Register as an individual historic resource under Criterion 2 (Persons). There is no available information to indicate that the subject property was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject building is therefore determined not to be individually eligible under this Criterion.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 639-641 Natoma Street is not eligible for inclusion in the California Register as a contributor to a historic district under Criterion 2 (Persons). According to the *Western SoMa Light Industrial & Residential Historic District* (page 107): "The Western SoMa Light Industrial and Residential Historic District does not appear to be associated with any persons significant to the history of the United States, the State of California, or the City of San Francisco whereby it would be eligible under National Register Criterion B (Persons)." The subject building is therefore determined not to be individually eligible under this Criterion.

Therefore, the subject property at 639-641 Natoma Street is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 639-641 Natoma Street is not eligible for inclusion in the California Register as an individual historic resource under Criterion 3 (Architecture). There is no information to indicate that the subject property individually embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. This conclusion is supported by the 1976 Architectural Survey, which assigned a summary rating of "0" (on a scale that ranged from a "high" score of 5 to a "low" score of -2) to the subject building, which indicates that the subject building lacks individual architectural distinction. The subject building is therefore determined not to be individually eligible under this Criterion.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 639-641 Natoma Street is eligible for inclusion in the California Register as a contributor to an identified historic district under Criterion 3 (Architecture). According to the *Western SoMa Light Industrial & Residential Historic District* (page 107):

> The significance of the Western SoMa Light Industrial and Residential Historic District under Criterion C (Design/Construction) [which is approximately equivalent to California Register Criterion 3] is rooted in the reconstruction of San Francisco's South of Market Area after the 1906 Earthquake and Fire...Because the buildings in the Historic District were constructed within concentrated periods of time, they present a consistency of scale, massing, setbacks, materials, fenestration patterns, and architectural detailing. For example, the Historic District reveals consistency in the following types of buildings: brick masonry or concrete residential hotels, wood-frame residential flats [including the subject property at 639-641 Natoma Street], Romeo flats, and single-family residences that were built primarily between 1906 and 1913 in the Edwardian-era style [including the subject property at 639-641 Natoma Street]; residential courts, consisting of cottages divided by central walkways, that were built between 1906 and 1924;

commercial buildings that were built primarily in the 1920s, and concrete light industrial buildings and warehouses that were built primarily in the 1920s.

639-641 Natoma Street contributes to the significance of the Western SoMa Light Industrial & Residential Historic District in relation to California Register Criterion 3, because the subject building is a typical small, wood-frame residential dwelling/flats building constructed in 1906 and 1914 with Edwardian-era architectural features, and it is part of a group of similar properties that form a distinguishable entity, the Natoma Street residential enclave. The subject building is therefore determined to be a contributor to a historic district that is eligible under this Criterion.

Therefore, the subject building at 639-641 Natoma Street is determined to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 639-641 Natoma Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property.

Therefore, the subject property at 639-641 Natoma Street does not require further investigation in order to determine if it is eligible under California Register Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks
Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject building at 639-641 Natoma Street retains all aspects of integrity and it conveys historical significance. Few documented exterior alterations have occurred since 1914, with minimal effect. Documented exterior alterations that have occurred include: relocating/raising/expanding the building to its current state in 1914 (which is a character-defining alteration); enclosure of rear porch and installation of windows at unspecified location in 1918; repair of fire damage and improvement of the basement in 1922; and installation of aluminum windows at unspecified location in 1967.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 639-641 Natoma Street include:

- Two-story (with basement) massing at the primary façade facing Natoma Street.
- Drop-channel wood siding;
- One-and-a-half-story tall recessed entry porch;
- Wood trim and cornices around the entry and first-story windows;
- Angled bay windows at the second story;
- Double-hung wood sash;
- Entablature consisting of an intermediate cornice with brackets and a plain terminating cornice.

The character-defining features of the Western SoMa Light Industrial & Residential Historic District include:

- Large blocks that are bounded by wide primary streets (82.5 feet wide) and bisected by narrow alley-streets (20 to 75 feet wide);
- Lot widths that are typically 50, 75, or 100 feet on primary streets, and 25 feet on alleys;
- Lots that are built out to the front and side property lines;
- Buildings heights that range from 10 to 60 feet, with most between two and three stories;
- Nearly universal flat roofs;
- Larger property types on primary streets that include masonry construction, reinforced concrete, load bearing steel, and heavy timber brick construction;
- Smaller property types on alley-streets, typically of wood frame construction and with cement plaster or stucco façades (and occasionally wood-clad façades).

CEQA HISTORIC RESOURCE DETERMINATION

☐ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☒ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8-2-2011

Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: January 10, 2011, revised (by: SIA Consulting Corporation)

PROJECT DESCRIPTION

The proposed project involving the subject building at 639-641 Natoma Street includes: (1) construction of a four-story (with basement) vertical and horizontal addition at the rear of the building; (2) interior renovations at all existing floors; (3) lowering, repairing, and/or replacing the existing window at the first story of the primary façade; (4) replacement of existing entry doors on the primary façade; and (5) installation of an at-grade garage opening on the primary façade.

The proposed project is described in the Environmental Evaluation Application dated June 9, 2009, provided by the Project Sponsor and received by the Department on June 11, 2009, and in plans and drawings originally dated December 6, 2005, and revised on January 10, 2011, provided by the Project Sponsor.

Previously, the Department issued a Historic Resource Evaluation Response (HRER) dated December 6, 2006, which responded to a previously proposed project involving 639-641 Natoma Street, the subject building, under Case No. 2006.0913E. The currently proposed project is the result of revisions to the previously proposed project that were implemented by the Project Sponsor in response to Department recommendations.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Department staff has reviewed the information provided by the Project Sponsor. Department staff finds that the proposed project would not cause a substantial adverse change in a historic resource such that the significance of a historic building and/or a historic district would be materially impaired.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). The following is an analysis of the proposed project per the Secretary's Standards:

> *Standard 1.*
>
> *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project will retain the subject property's historic use as a multiple-family residential "flats" building, and will maintain the historic character of the Natoma Street residential alley enclave, which are defining characteristics of the Western SoMa Light Industrial & Residential Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 1.

> *Standard 2.*
>
> *The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

The proposed project will retain and preserve nearly all exterior features, materials, and spaces at the visible primary elevation, which characterizes the subject property, and will generally remove/alter features, materials, and spaces only at interiors and at secondary elevations that are not visible to the public, which do not characterize the subject property. On the visible primary elevation, the proposed project will: (1) remove a small section of existing wood siding at the raised basement level in order to install a garage opening; (2) lower, repair, and/or replace "in-kind" the existing window at the first story; and (3) replace the existing entry doors with glazed wood doors. These changes result in no or negligible removal of existing historic features/materials, and in cases of removal, they result in replacement with new features/materials that maintain the overall historic character of the subject property and the Western SoMa Light Industrial & Residential Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 2.

> *Standard 3.*
>
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed project will construct a non-conjectural vertical/horizontal addition that is distinguishable from the existing subject property in materials, construction techniques, and detailing, and that will not create a false sense of historical development. The proposed project will add "wagon barn garage doors" at the existing raised basement level, which will not be conjectural because the change is consistent with historic changes that are known to have occurred in the Western SoMa Light Industrial & Residential Historic District. Also, the change will not create a false sense of historical development because the raised basement level of the subject property is not a prominent feature that characterizes the subject property or the Western SoMa Light Industrial & Residential Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 3.

> *Standard 4.*
>
> *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The proposed project will retain and preserve the changes that have acquired historic significance in their own right, including the existing size, mass, pattern of features and materials on the visible primary elevation, and site layout that resulted from the relocating/raising/expanding of the building on its lot in 1914, which characterize the subject property and the Western SoMa Light Industrial & Residential Historic District

Therefore, the proposed project does comply with Rehabilitation Standard 4.

> *Standard 5.*
>
> *Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.*

The proposed project will preserve all existing features, finishes, construction techniques, and examples of craftsmanship at the visible primary elevation, which characterizes the subject property, and will generally change features, finishes, construction techniques, and examples of craftsmanship only at interiors and at secondary elevations that are not visible to the public, which do not characterize the subject property. On the visible primary elevation, the proposed project will: (1) remove a small section of existing wood siding at the raised basement level in order to install a garage opening; (2) lower, repair, and/or replace "in-kind" the existing window at the first story; and (3) replace the existing entry doors with glazed wood doors. These changes result in no or negligible loss of distinctive features, finishes, construction techniques, and/or examples of fine craftsmanship, and in cases of "loss", they result in replacement with new features/finishes that maintain the existing construction techniques and fine craftsmanship that characterize the subject property and the Western SoMa Light Industrial & Residential Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 5.

> *Standard 6.*
>
> *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in*

> *design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed project will repair existing deteriorated wood cladding and will repair and/or replace "in-kind" (as necessary) existing wood windows at the first story on the visible primary façade, which will result in new features that match the old in design, color, texture, and pattern, as substantiated by physical evidence (existing features), and will maintain the character of the subject property and the Western SoMa Light Industrial & Residential Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 6.

Standard 7.

> *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The proposed project does not involve chemical or physical treatments, such as sandblasting, that cause damage to historic materials, and surface cleaning will be undertaken using means appropriate to the retention and maintenance of materials that characterize the subject property and the Western SoMa Light Industrial & Residential Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 7.

Standard 8.

> *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.*

It is unlikely that any archaeological resources are located on the subject property, due to the area's extensive history of filling, grading, destruction by earthquake and fire, and reconstruction. If any significant archaeological resources are affected by the proposed project, mitigation measures will be undertaken that protect and preserve.

Therefore, the proposed project does comply with Rehabilitation Standard 8.

Standard 9.

> *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project will construct a vertical/horizontal addition that does not affect the visible primary elevation, which characterizes the subject property, and will generally affect historic materials only at interiors and at secondary elevations that are not visible to the public, which do not characterize the subject property. The proposed project will result in new work (vertical/horizontal addition) that is: (1) differentiated from the old in materials, construction techniques, and detailing; and (2 compatible with existing massing, size, and scale by virtue of being generally non-visible from public viewpoints (as demonstrated by "line-of-sight" drawings provided by the Project Sponsor). The proposed project will protect the historic integrity of the subject property and the Western SoMa Light Industrial & Residential Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 9.

> *Standard 10.*
>
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project will construct a vertical/horizontal addition that does not affect the visible primary elevation, which characterizes the subject property, and will generally affect only interiors and secondary elevations that are not visible to the public, which do not characterize the subject property. Therefore, the vertical/horizontal addition could be removed in the future and the subject property could be restored to its existing condition. Also, the proposed project will install a garage opening at the visible primary façade that could be filled in the future and the subject property could be restored to its existing condition. The proposed project will not impair the essential form and integrity of the subject property and the Western SoMa Light Industrial & Residential Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 10.

Summary

The proposed project at 639-641 Natoma Street will not have a significant adverse impact upon a historic resource, as defined by CEQA. The proposed project at 639-641 Natoma Street does comply with the Secretary of the Interior's Standards for Rehabilitation.

PART II: SENIOR PRESERVATION PLANNER REVIEW

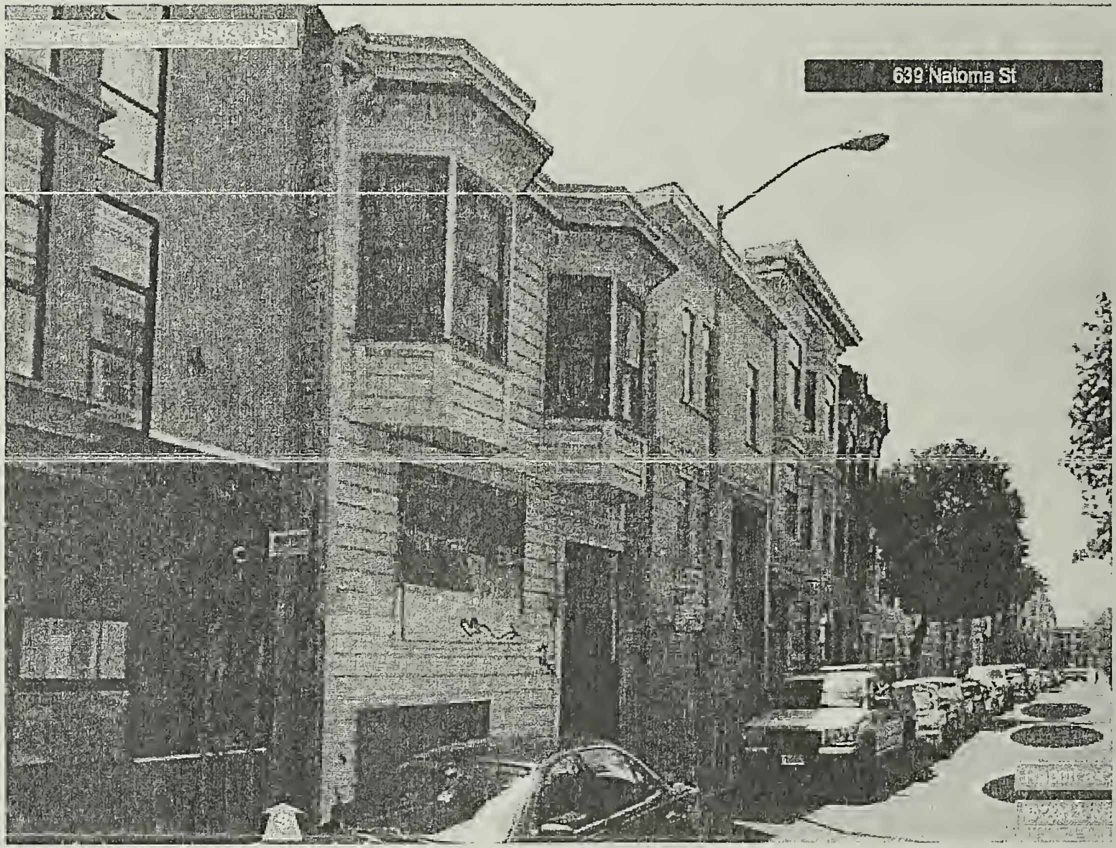
Signature: Tina

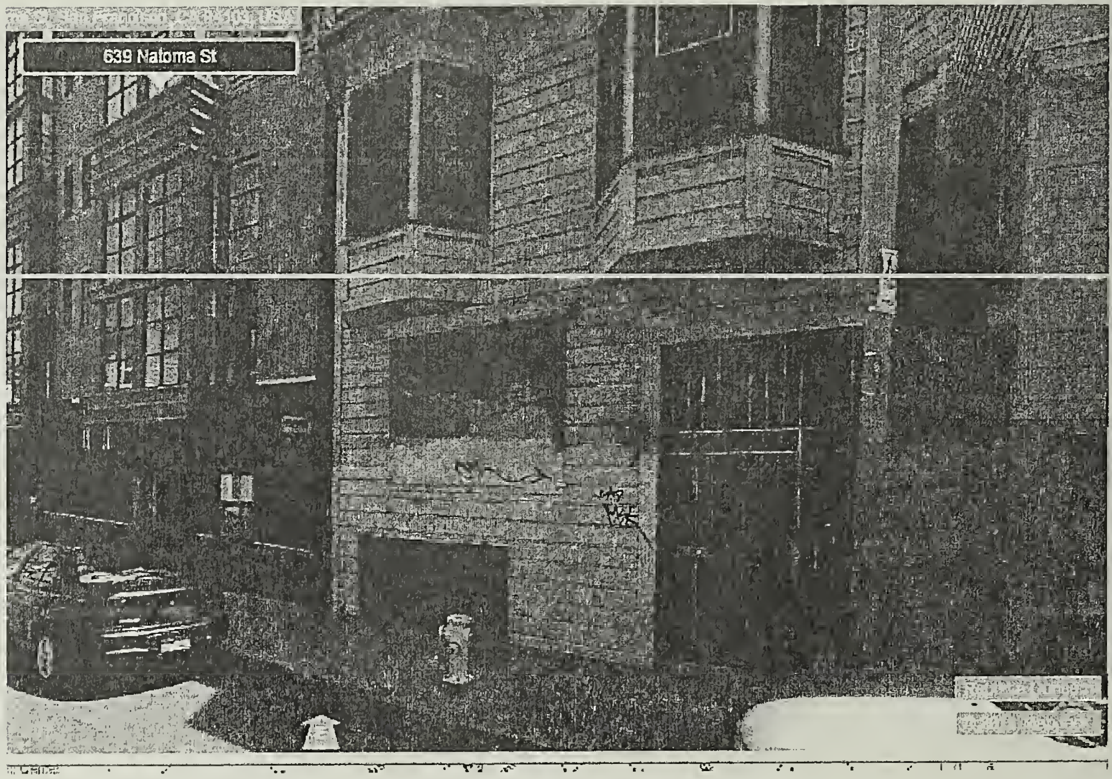
Date: 8-2-2011

Tina Tam, *Senior Preservation Planner*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

639-641 Natoma Street (3727/035), San Francisco, CA





SAN FRANCISCO
PLANNING DEPARTMENT

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MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

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PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): G.GIBSON
Date: 05.04.11
(For Staff Use Only) Case No. 2011.0481E
Address: 1415 DIAMOND ST
Block/Lot: 6589 002B

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Michael and Dina Morell	Telephone No.	650.587.3564
Address	1415 Diamond Street	Fax. No.	-
	San Francisco, CA, 94131	Email	michael@rivierapartners.com
Project Contact	Geoff Gibson	Telephone No.	415.318.8634 x4003
Company	Winder Gibson Architects	Fax No.	415.318.8638
Address	351 Ninth Street, Suite 301	Email	gibson@archsf.com
	San Francisco, CA, 94103		

Site Information

Site Address(es): 1415 Diamond Street

Nearest Cross Street(s) 27th Street / Duncan Street

Block(s)/Lot(s)	6589/002B	Zoning District(s)	RH-1
Site Square Footage	2000 s.f.	Height/Bulk District	40-x

Present or previous site use single family residential

Community Plan Area (if any) none

Project Description – please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $330,000

Describe proposed use single family residential

Narrative project description. Please summarize and describe the purpose of the project.
VERTICAL ADDITION OF A NEW PARTIAL THIRD FLOOR. INTERIOR REMODEL OF EXISTING BUILDING.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________________ What type of foundation would be used (if known)? ____________________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1547	1547	1004	2551
Retail				
Office				
Industrial				
Parking	570	570	0	570
Other (specify use)				
Total GSF	2117	2117	1004	3121
Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces	1	1	0	1
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	19'-0"	19'-0"	10'-0"	29'-0"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:
NONE

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1
8.16.2011

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Michael Smith
(415) 558-6322
michael.e.smith@sfgov.org

Project Address: **1415 Diamond Street**
Block/Lot: 6589/002B
Case No.: **2011.0481E**

Date of Review: July 22, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

1415 Diamond Street is located on the east side of the street between 27th and Duncan Streets in the Noe Valley neighborhood. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

The subject property was constructed in 1939 by developer, Alfred Kronquist. It is a one-story over garage single-family, vernacular row house. The front of the building is composed of three structural bays. The primary structural bay is positioned on the north side of the façade and continues to the edge of the building. It features a garage entry at the ground floor and a large sliding window centered above. Attached to the façade above the garage is a decorative wooden balcony. A narrow structural bay abuts the primary structural to the south. This narrower structural bay features a ground floor pedestrian door and a narrow window centered above. These structural bays are topped with a sloped false parapet that is finished with Spanish clay tiles. Separate stucco relief patterns frame the garage and pedestrian doors at the ground floor. The third structural bay on the south side of the façade features Terrazzo stairs leading to an elevated front entry. The entry is capped with shorter and simpler version of the same parapet at the front of the building. All of the building's original front windows have been replaced by vinyl windows. The building is finished in stucco.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The Noe Valley neighborhood is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. However, John Meirs Horner is the person most associated with Noe Valley's development. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition. Noe Valley was primarily developed at the end of the 19th century and the beginning of the 20th century. As a result, the neighborhood contains much of the quintessential Victorian and Edwardian residential architecture that has come to symbolize San Francisco. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. The neighborhood took several decades to build out and as a result, it has clusters of mid-century development scattered through out but it was mostly built out by 1920.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

The immediate neighborhood is defined by two- to three-story, single-family dwellings, with a high concentration of buildings constructed in the late 1930's and early 1940's by developer Alfred Kronquist. The block contains a significant concentration of structures united contextually by developer, age, style, scale, and aesthetics but they are interrupted by groups of buildings from the 1920's, such as those on the west side of the Diamond Street. Many buildings have had their original windows replaced with windows of different materials and operation. Some buildings have vertical additions that are subordinate to the original building. The collection of buildings are unremarkable in their architecture and are not particular to the Noe Valley neighborhood.

The property is not located within an identified historic district.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the supplemental information provided by Geoff Gibson, and found in the Planning Department, Preservation staff finds that the subject building is not eligible for inclusion on the California Register individually and is not located within a potentially eligible historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the Event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. 1415 Diamond Street was constructed in 1939 according to Assessor's Records. Its date of construction places it outside Noe Valley's primary development period. Additional research has not revealed that any significant events occurred on the property, thus the building is not eligible for listing on the California Register under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Records indicate that Daniel and Katherine O'Sullivan were the original owners of the property. The property was then sold to Lloyd F. Meloche and transferred deeds within the Meloche Family until 2004 when it was sold to Enis Turhan and Barbara Trimborn. The property was sold to the current owners, Michael and Dine Morrell in 2008. None of the property owners were proven to be important to our local, regional or national past.

Therefore, 1415 Diamond Street is not eligible for the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject building, constructed in 1939, is an example of a 1940's era vernacular row house with a Spanish Colonial design influence. The building does not appear to be a unique example of this building type. The only alterations to the front of the property appear to be the replacement of the original wood windows with vinyl windows in the same openings and the replacement of the original garage door with an aluminum door. At the rear, the building has a deck and all of the windows have been replaced with some converted to doors. The building does not have distinctive ornamentation or detailing for vernacular row house and it does not appear to be the work of a master. Individually, the building does not meet Criterion 3 for listing on the California Register.

Original building permits indicate that the property was developed by Alfred Kronquist, and possibly designed by L. O Berg, though records are unclear. No information could be found about Mr. Berg. Alfred J. Kronquist was born in Finland on July 3, 1893 and immigrated to the United States in 1911, according to U.S. Census records. By 1920, Alfred and Lilly were living with their daughter on 23 Street in San Francisco and Alfred was working as a salesman in a brokerage firm. By 1930, the couple had relocated with their three children to 1260 Noe Street and Alfred was employed as a building contractor; the family is listed at a Fell Street address in the 1940s. Alfred Kronquist died in Los Angeles on January 2, 1969. Kronquist Court, named after this Noe Valley developer is located just north of the subject block, off of 27 Street between Castro and Diamond Streets.

Kronquist, like most builder-developers purchased the large swath of vacant land for residential development that had remained undeveloped because of its steep slope. He was able to economize construction costs, increase speed and efficiency of construction, and offer affordable houses by using similar building plans that were popular during that period. In order to avoid monotonous blocks of identical buildings, Kronquist offered a range of façade styles. Traditional and revival styles such as French Provincial, Spanish Colonial, Mediterranean Revival, and various Regency Revivals. While the spectrum of façade styles provided the appearance of variety, the interior layouts were generally confined to a few standardized layouts. As a result of this building method, the architecture of the buildings is very similar to other developments that were constructed during that era.

The subject block is unique from similar developments in that the properties share a jointly owned, interior midblock space. Even though the midblock space is a unique feature, it does not rise to the level of historic importance because this type of development did not have an impact on residential development beyond this block and the area itself never became more than shared open space. Furthermore, this development is believed to be Alfred Kronquist's only development and its impact never extended beyond this neighborhood.

Pursuant to Criterion 3, it is therefore determined that the subject property is not located within a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Because 1415 Diamond Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Because 1415 Diamond Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8/16/2011

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Elizabeth Watty, Project Planner

SUBJECT PROPERTY

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

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PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): Norman Liang
Date: 2-20-11
(For Staff Use Only) Case No. 2011.0224E
Address: 868 Douglass St.
Block/Lot: 6504/013

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Shaw Ronald Trust 1996	Telephone No.	415-812-4776
Address	868 Douglass St	Fax. No.	
	San Francisco, CA 94114	Email	
Project Contact	Norman Liang	Telephone No.	415-490-7862
Company		Fax No.	
Address	43 Hamilton St	Email	normanliang@live.com
	San Francisco, CA 94134		

Site Information

Site Address(es): 868 Douglass St

Nearest Cross Street(s) 25th St and Jersey St

Block(s)/Lot(s)	6504/013	Zoning District(s)	RH-2
Site Square Footage	3123 sqft	Height/Bulk District	40-X

Present or previous site use Residential - Single Family Residence

Community Plan Area (if any)

Project Description – please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $157,920

Describe proposed use Residential - Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.
Add an additional level at single family residence.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2195	2195	1011	3206
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)				
Total GSF	2195	2195	1011	3206
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1 (garage)	1 (garage)	0	1(garage)
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	21'10"	21'10"	9'	30'10"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1

8.18.2011

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Michael Smith (415) 558-6322 michael.e.smith@sfgov.org
Project Address:	**868 Douglass Street**
Block/Lot:	6504/013
Case No.:	**2011.0224E**
Date of Review:	July 21, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

868 Douglass Street is located on the west side of the street between 24th and 25th Streets in the Noe Valley neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property was constructed in 1927 by an unknown builder. It is a one-story-over-garage, single-family dwelling, designed in the Marina, row house style. The front of the building is composed of three structural bays. The primary structural bay is the largest bay and is centered on the building. It features a garage entry at the ground floor and a rounded bay window centered above. There are five narrow aluminum sliding windows within the bay. This structural bay is flanked by two smaller bays located at the sides of the building. The structural bay on the south side of the façade features an elevated, recessed, and arched front entry with a window facing the street and the entry door positioned perpendicular to the front façade. The structural bay on the north side of the building is also recessed and features a service entry door at the ground floor and a six-over-six, aluminum, single-hung window at the second floor. The building is capped with a rounded front parapet that follows the form of the bay window below with Spanish clay tiles at the corners of the parapet. The same tiles are also found above the entry. The building is finished in stucco.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The Noe Valley neighborhood is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. However, John Meirs Horner is the person most associated with Noe Valley's development. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition. Noe Valley was primarily developed at the end of the 19th century and the beginning of the 20th century. As a result, the neighborhood contains much of the quintessential Victorian and Edwardian residential architecture that has come to symbolize San Francisco. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. The neighborhood took several decades to build out and as a result, it has clusters of mid-century development scattered through out.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

The immediate neighborhood is defined by one- to three-story, single-family and multi-family dwellings, with a high concentration of buildings constructed in the late 1888 through 1912. There is newer infill development from the 1920's scattered throughout the neighborhood. It should be noted that even though the immediate neighborhood has a high concentration of intact turn of the century buildings that reflect the neighborhood's early developmentperiod, the character of the neighborhood changes dramatically on Douglass Street south of 25th Street where a majority of the buildings are mid-century. Due to the high concentration of intact buildings from Noe Valley's primary development period, the property appears to be located within a potential historic district with a period of significance of 1888 to 1912.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1888 - 1912 ☐ Contributor ☒ Non-Contributor

Based on the supplemental information provided by Norman Liang, and found in the Planning Department, Preservation staff finds that the subject building is not eligible for inclusion on the California Register individually and is a non-contributor to a potentially eligible historic district under Criterion 3.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. 868 Douglass Street was constructed in 1927 according to Assessor's Records. Additional research has not revealed that any significant events occurred on the property, thus the building is not eligible for listing on the California Register under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Records indicate that A. L. Kreuzberger was the original owner of the property. The property was owned by the Veterans Welfare Board from 1928 to 1946. From the 1946 to 1968 the property changed hands three times. The property has been owned by the Shaw Family since 1968. In 1996 the Shaw Family placed the property in a Trust. Records show that none of the property owners of the building are important to the local, regional or national past.

Therefore, 868 Douglass Street is not eligible for the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject building, constructed in 1927, is an example of a Marina styled row house with Spanish/Mediterranean detailing. The building does not appear to be a unique example of this building type. The only alterations to the property appear to be the replacement of the original wood casement windows with aluminum sliding windows in the same openings. The building does not have distinctive ornamentation or detailing for a Marina styled row house and it does not appear to be the work of a master.

The subject property is located within a neighborhood with a high concentration of intact Victorian and Edwardian buildings from Noe Valley's primary development period of 1888 to 1912. The block that contains the subject property has stylistic consistency and appears to be eligible for inclusion within a historic district. The subject property does not contribute to this potential district because it was constructed in 1927 and does not exhibit any of the characteristics of Victorian or Edwardian architecture.

Pursuant to Criterion 3, it is therefore determined that a potential historic district is present to which the subject property does not contribute.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Because 868 Douglass Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

868 Douglass Street was determined to be a non-contributing property within a potential historic district that is eligible for the California Register pursuant to Criterion 3. The district is characterized by Victorian and Edwardian era buildings that are one- to three-stories in height, finished in horizontal wood siding, have vertically oriented wood windows, elevated and recessed front entries with gracious landings, projecting bay windows, small landscaped front yards, single-car (8') garage entrances, and clearly defined rooflines.

CEQA HISTORIC RESOURCE DETERMINATION

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8/18/2011
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Elizabeth Watty, Project Planner

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Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

8/22/11 Ⓑ
Class 15301

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Signed (owner or agent): ______

Date: CLASS 25. FEB. 2011

(For Staff Use Only) Case No. 2011.0220E

Address: 2674 BROADWAY

Block/Lot: 0960/002

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Laura Ambroseno & Raffaele Savi	Telephone No.	415-994-6908
Address	2674 Broadway Street	Fax. No.	none
	San Francisco, CA 94115	Email	ambroseno@mac.com
Project Contact	Frank Merritt / Mark Jensen	Telephone No.	415-348-9650 x12
Company	Jensen Architects	Fax No.	415-348-9651
Address	833 Market Street, 7th Floor	Email	frankm@jensen-architects.com
	San Francisco, CA 94103		markj@jensen-architects.com

Site Information

Site Address(es): 2674 Broadway Street

Nearest Cross Street(s) Broadway / Divisadero

Block(s)/Lot(s)	0960 / 002	Zoning District(s)	RH-1
Site Square Footage	3,075 square feet	Height/Bulk District	40-X

Present or previous site use Residential / Single Family Home

Community Plan Area (if any) Marina / Northwest Planning District

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $2M

Describe proposed use Residential / Single Family Home (no change)

Narrative project description. Please summarize and describe the purpose of the project.

This project is a residential remodel of an existing three story house (two stories over a basement), including an addition to the front of the house and a new fourth story. The single-level addition at the front of the house will link the existing dwelling structure with the detached garage structure, resulting in a singular residential building. The scope of work also includes new interior partitions, finishes, plumbing and electrical throughout.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? 2- 5 feet (varies) What type of foundation would be used (if known)? Grade beams / slab-on-grade	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. (2)Variances: Existing Noncomplying Structure & Rear Yard	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?	☐	☒
If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE
If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,792	2,792	2,238	5,030
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	443	443	0	443
Other (specify use)	0	0	0	0
Total GSF	3,235	3,235	2,238	5,473
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	2	2	0	2
Loading spaces	0	0	0	0
Number of buildings	2	2	(see plans/ description)	1
Height of building(s)	34'-6" (varies)	34'-6"	(see plans)	35'-0" (varies)
Number of stories	3	3	1	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas, vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org
Preservation Planner: Tara Sullivan
(415) 558-6258
tara.sullivan@sfgov.org

Project Address: **2674 Broadway, aka Heil House**
Block/Lot: 0960/002
Case No.: **2011.0220E**

Date of Review: July 18, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

2674 Broadway is located on the north side of the street between Divisadero and Normandie Terrace in the southwestern portion of the Cow Hollow neighborhood. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40 -X Height and Bulk District.

2674 Broadway, known as the Heil House, is single family residence designed by Gardner Dailey and constructed in 1941. The parcel also featured an enclosed garden designed by Thomas Church (removed/altered in 1974).

Designed in the Second-Bay Tradition, 2674 Broadway is a two-story-over-basement residence located on a down-sloping parcel. The home is set at the rear of the property, with a one-story garage structure at the front property line, and an enclosed garden between the home and garage. The entrance from the street is located on the western side of the garage structure and runs the length of the western property line to the home. The building is square-shaped in plan, with the entrance on the middle (ground) floor, the formal living, dining, and kitchen spaces on second floor, and the bedrooms at the basement floor. The entrance is located at the western side of the primary façade, is slightly recessed with a solid panel wood door flanked on the right by two floor to ceiling windows. There are two projecting "bays" on the eastern side of the home: an original bay on the second floor that projects out approximately 12 to 18" with floor-to-ceiling windows and glass roof (the original 'sunroom'); and a wood-clad bay on the ground floor that projects out approximately 7 feet from the primary façade with a pair of wood and glass sliding doors. The façade is clad in vertical wood siding with simple horizontal capping elements. The rear façade features large expanses of glass windows with vertical wood siding.

The garage structure is simple in design, featuring a wide garage door and vertical siding. The enclosed garden consists of a combination of brick and cast stone pavers and tiles, with box hedges around the perimeter. There is a stepped-wood deck/platform on the roof of the garage.

It should be noted that there were alterations to the home and garden in 1974, done by the architect Clifford Conly Jr. These modifications are discussed in more detail below.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was included in the 1976 Architectural Survey. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1941, and more than 50 years of age).

2674 Broadway, known as the Heil House, has been featured in several architectural publications, the most noteworthy being an article in *Architectural Forum* from March 1945 ("Hillside House"), where both the Gardner Dailey residence and the Thomas Church garden were extensively discussed.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

2674 Broadway is located in a residential neighborhood consisting of large single-family homes. 2666 Broadway, located directly adjacent to the property (on the eastern side) was designed by William Wurster and constructed in 1941. The subject property is three lots west of Normandie Terrace, a small enclave of single-family homes on a dead-end street. With the exception of the subject property and 2666 Broadway, the neighborhood is eclectic in architectural style, with Colonial Revival, Tudor, and Contemporary styles predominant.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Until the 1870s, the area was comprised mainly of dairy farms, grazing land, and windswept dunes, with a few wealthy vacation homes scattered throughout, largely in the eastern portion of the neighborhood. Beginning in the 1870s, this portion of San Francisco began to develop from farmland and open space to a residential area.

By the late 1880's Pacific Heights/Cow Hollow was well known as one of the City's most fashionable neighborhoods. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Several prominent San Franciscans' had homes in the area, such as Frank Pixley, William McElroy, and Mayor Ephriam Burr. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes were demolished to make way for larger apartment-style buildings and extravagant homes. The area was not greatly affected by the 1906 earthquake and has continued to be a residential enclave surrounded by commercial streets such as Union, Fillmore, and Lombard Streets.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is significant under the following criterion:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1941	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information found in the Planning Department and provided by the consultant, Department staff finds that the subject building is eligible for inclusion on the California Register as an individual landmark under Criterion 3.[1]

---

[1] Department staff consulted the following materials when evaluating 2674 Broadway:

2674 Broadway Street: Historic Resource Evaluation, Page & Turnbull, February 28, 2011.

2674 Broadway Street: Supplemental Materials, Page & Turnbull, June 6, 2011 (requested by the Department).

Hillside House, San Francisco, CA, Architectural Forum, March 1945.

1941 drawings and plans of 2674 Broadway and garden by Gardner Dailey and Thomas Church.

1974 drawings and plans of 2674 Broadway and garden by Clifford Conly, Jr.

Sardar, Zahid. *San Francisco Modern.* Chronicle Books, San Francisco, 1998.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

2674 Broadway was constructed 1941. Research has not revealed that any significant events occurred on the property, thus the building is not eligible for individual listing on the California Register under this Criterion. While the building was constructed by Gardner Dailey in 1941 with the garden designed by Thomas Church, this event(s) itself does not constitute a significant event to be eligible under Criterion 1.

The development period of the Cow Hollow neighborhood spans approximately 60 years (1850 – 1910) and is represented by a large variety of architectural styles. As a whole, this prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City, although certain spurts of development within this period may be considered significant events. While the early use of Cow Hollow as farmland and its slow transition to an urban neighborhood contributes to the city's development history, it is the Department's conclusion that there does not appear to be a collection of buildings from this extended period that represents a significant event or series of events. If a potential historic district of early development were to be identified, 2674 Broadway was constructed in 1941 and would fall outside of the period of significance.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 2674 Broadway is not individually eligible under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

2674 Broadway, known as the Heil House, was commissioned by Dr. Walter Heil and his wife Katherine. Dr. Heil was the director of the M.H. de Young Museum from 1933 to 1961. Prior to that he was the director of the California Palace Legion of Honor (1926 to 1933). Dr. Heil was credited with making the de Young one of the foremost museums in the nation, bringing in lost masterpieces and a large collection of Asian art. Dr. Heil served as the Region 15 (Northern California, Nevada, and Utah) director of the Public Works of Art Program and oversaw the murals at the former Rincon Post Office. Dr. Heil's wife Katherine was an avid gardener and likely responsible for commissioning Thomas Church to design the enclosed garden at 2674 Broadway. Katherine committed suicide at 2674 Broadway in 1966. Dr. Heil retired in 1961 and continued to live at 2674 Broadway until his death in 1973.

Treib, Marc. *Thomas Church Landscape Architect*. William Stout Publishers, New York. 2003.

Dr. Heil was a prominent San Franciscan and is a significant person in San Francisco's history as someone who made a major contribution to the city's cultural history. However, 2674 Broadway is not associated with his primary contribution – building the de Young Museum into one of the premier cultural institutions in the nation. 2674 Broadway served as his residence, and while Dr. Weil lived there for a large portion of his tenure as the Director of the de Young Museum, 2674 Broadway is not directly associated with his work for the museum.

After Dr. Heil's death in 1973, the house was sold to Dr. M. Wallace Friedman and his wife Faego R. Friedman. The Friedman's lived at 2674 Broadway until 2010, when it was sold to the current owners, Raffaele Savi and Laura Ambroseno. Records do not indicate that the subsequent owners were important to local, regional, or national history.

Therefore, 2674 Broadway is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

2674 Broadway was designed by Gardner Dailey and constructed in 1941, with the garden designed by Thomas Church and installed in 1941. Both Dailey and Church are significant designers who qualify as masters in their field and 2674 Broadway exemplifies the pinnacle of their design philosophies. Further, 2674 Broadway – both the residence and garden – embody the distinctive characteristics of the Second Bay Tradition and modern landscape design and qualify independently of the architect/landscape architect who designed them.

Gardner Dailey (1895-1967) was one of the leading architects in the Bay Area from the late 1920's through the 1940's and was a pioneer of Bay Area Regionalism, along with William Wurster and Thomas Church. By the 1930's, these designers had defined a new, modern design of residences, where livable enclosed spaces were combined with usable outdoors space. The residences generally featured natural materials, especially redwood, with entrances that blurred the line between the interior and exterior, large use of glass, and simple rectangular forms.

The Heil House at 2674 Broadway is known as one of Dailey's most successful urban residences. The home features all of Dailey's residential building philosophies: low, horizontal volumes broken up by a measured grid of doors and windows, overhanging spaces, natural materials, and integration of the outdoor space seamlessly into the interior space. 2674 Broadway exemplifies Dailey's approach to modern living in the early 1940's in an urban setting such as San Francisco.

Thomas Church (1902-1978) designed the enclosed garden space at 2674 Broadway. As mentioned, Church was a pioneer in the Bay Area for his landscape design and is known as the founding father of the modern movement of landscape design. Church is credited as the creator of the "California garden" through the use of native species and the creation of functional spaces that required minimum maintenance while serving as an extension of the indoor living space. Dailey and Church often worked on projects together, with Dailey designing the architecture and Church designing the garden spaces.

The garden at 2674 Broadway demonstrated Church's philosophy of the late 1930's and early 1940's. With a client who wanted an emphasis on the garden, Church was able to utilize the majority of the site. (The house was purposefully sited at the rear of the lot and the up-sloping portion of the lot between the house and garage was filled in to create a flat area for the garden). The Heil garden featured a rectangular terrace that 'flowed' from the home and evolved into a sweeping curve. The amoeba shaped lawn with plantings that framed the entire space, all reflect Church's philosophy that there should be a seamless connection between the indoors and outdoors, and the outdoors is a space where a majority of 'living' could take place.

Both Gardner Dailey and Thomas Church are nationally recognized as being "master architects" who contributed to the architectural narrative of the 20th century. 2674 Broadway has been recognized as an excellent example of both Dailey and Church's designs. In particular, the Heil House has been called out as one of Dailey's most successful urban residences, and the Church landscape was successfully integrated into the design. Together, 2674 Broadway created a "complete" package of Second Bay Tradition – the entire site was designed and incorporated into the modern idiom. 2674 Broadway is significant as a primary example of both Dailey and Church's work and as an excellent example of "Modern" design.

2674 Broadway is therefore individually eligible under Criterion 3 both as a work of two masters and as an excellent example of a period of architecture and landscape design.

Criterion 4: **Property yields, or may be likely to yield, information important in prehistory or history.** Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

2674 Broadway contains two significant designs: the residence by Dailey and the garden by Church. The residence and the garden's integrity have been analyzed, both individually and as a whole, and it is the

Department's conclusion that due to major alterations done in 1974, both have lost sufficient integrity to qualify for listing on the California Register.

The original Gardiner Dailey design of the Heil House featured a main entrance at the western side of the ground floor which was recessed 4 feet and placed at an angle with a floor-to-ceiling glass and wood door flanked to the right by a sidelight. There were two "blind" doors in the entrance vestibule which were composed of vertical wood siding and led directly to the service entrance(s). There was a five foot section of vertical wood siding directly adjacent to the recessed entrance area and the remainder of the ground floor façade had floor-to-ceiling windows. There was a low two-step brick stair with two glass doors that opened up directly into the garden – one from the main entry vestibule and one from the bedroom. The second floor projected 3 feet from the ground floor. The second floor had vertical wood siding and a sunroom that projected out approximately 18 inches from the façade (in addition to the 3 foot projection of the entire second floor). The sunroom featured five floor-to-ceiling glass windows and a glass roof which was accented by wood capping. The façade material on the second floor was a "hot pressed" plywood that was painted cream. The remainder of the home was painted in a dark color.

When Dr. Heil passed away in 1973, the home was sold to Dr. and Mrs. Friedman. They commissioned Clifford Conly Jr. to remodel the home and garden, which occurred in 1974. The majority of the alterations to the Heil House occurred on the ground (middle) floor. There were minor interior alterations at the basement and second floors, mainly remodeling the kitchen and master bathroom, modifying the pantry/storage spaces, and replacing-updating other bath features. The ground floor façade was altered completely. The angled entrance and recessed vestibule area was removed and placed at the front plane of the façade. A new solid wood door with two floor-to-ceiling windows was put in, and a new brick 'platform' was constructed as the entrance stair. The remainder of the ground floor was expanded outward approximately 7 feet (eastern side of the ground floor). The new space formed a ground floor "pop-out" that projected further than the original second floor bay. A large wood deck expands out into the garden from the addition with steps down to the main lawn area. Plans dating from this remodel indicate that the exterior siding was replaced. There were no significant alterations to the rear of the façade or to the garage.

The original garden designed by Thomas Church featured a combination of brick paving, an amoeba shaped lawn flanked by beds of native plants. The entrance walk at the west side of the property (leading from the sidewalk to the main entrance) was paved with vertical brick pavers (the drawings indicate that it was "running bond bricks"). There were also extensive plantings on the roof of the garage and brick 'decking' was scattered throughout. A small greenhouse structure was located at the eastern side of the garden.

The 1974 remodel of the garden by Conly removed all of the original elements of the Church garden. All plant beds were removed and a rigid square-and-rectangular-shaped landscape plan was installed. A concrete block and brick paving checkerboard-style treatment replaced the central lawn (removing the curved plant beddings) and there were stacked U-shaped box hedges installed along the eastern property line (1 ½ feet, 3 feet, and 5 feet high, respectively). The greenhouse was removed. The brick paving remained along the entrance path, but there were smaller U-shaped box hedges planted along the entrance area, creating a hallway-type of entrance path. The plantings on the roof of the garage was removed and replaced with a large wood deck.

After careful analysis, the Department concludes that 2674 Broadway retains four aspects of integrity - location, association, setting, and feeling. However, the site has lost three important aspects of integrity – design, workmanship, and materials – which have degraded the significance to the point that the building and garden no longer conveys their significance.

The alterations to the ground floor of the Heil House have removed all traces of the original Dailey design. Photographs of the original design show a box structure with a clear division between the ground and second floors. The sunroom literally pops-out and hangs over the garden. The main entrance and vestibule was removed, taking way the void/recessed components of the original design. The new bay is bulky and removes any indication of the division between the ground and second floors.. The sunroom no longer 'pops-out'. In sum, the features of Dailey's design that were so successful, namely the solid/voids, the upper and lower horizontal forms, and the transparency and integration of the interior and exterior spaces have been removed with the alterations of 1974. The house still reads as a design from the mid-twentieth century, but it does not reflect the original intent or design of Gardner Daily in 1941.

The Church garden was removed in its' entirety. There is no trace of any of his original layout, no amoeba shaped plant beds or native species. The "California garden" that featured an intimate space that was integrated seamlessly into the interior spaces has been replaced with a rigid formal garden. One still gets a sense of intimacy by the nature of the enclosed site and there still is a sense that the garden and Heil House are one component, but the Church design, plants, and details have been entirely removed. Much more so than Dailey's Heil Residence, the Church garden has lost all traces of its original design.

Overall, 2674 Broadway does not retain sufficient integrity to convey either Gardner Dailey's or Thomas Church's original designs or philosophy. Each individual component – the residence and the garden – have been altered to the extent that when analyzed both individually and as a whole, do not convey the significance of what was constructed/planted in 1941.

Due to the 1974 alterations, 2674 Broadway does not adequately convey its significance to remain eligible for listing on the California Register.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2674 Broadway was determined not to retain sufficient integrity that would make it eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8/19/2011

Tina Tam, *Senior Preservation Planner*

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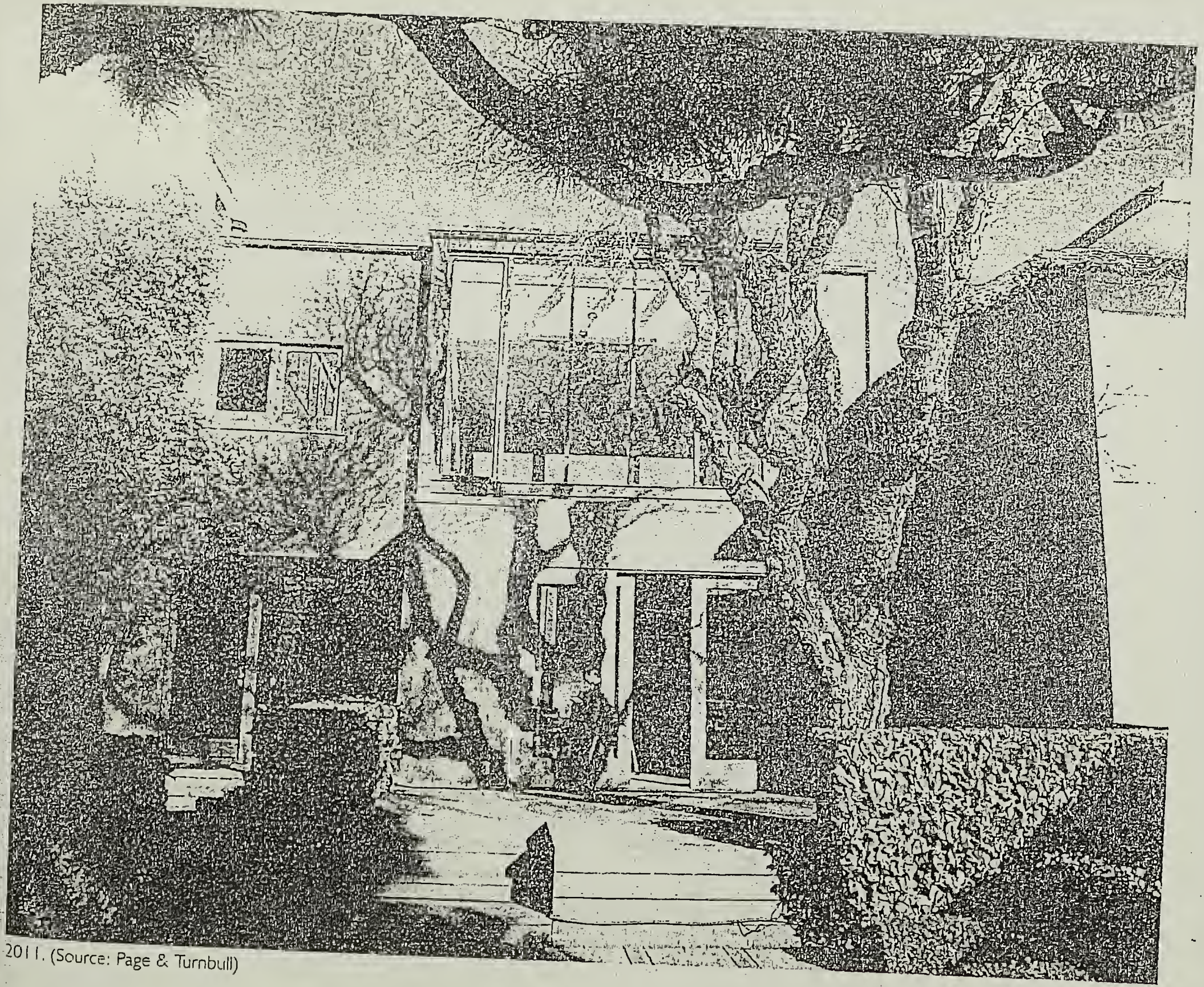
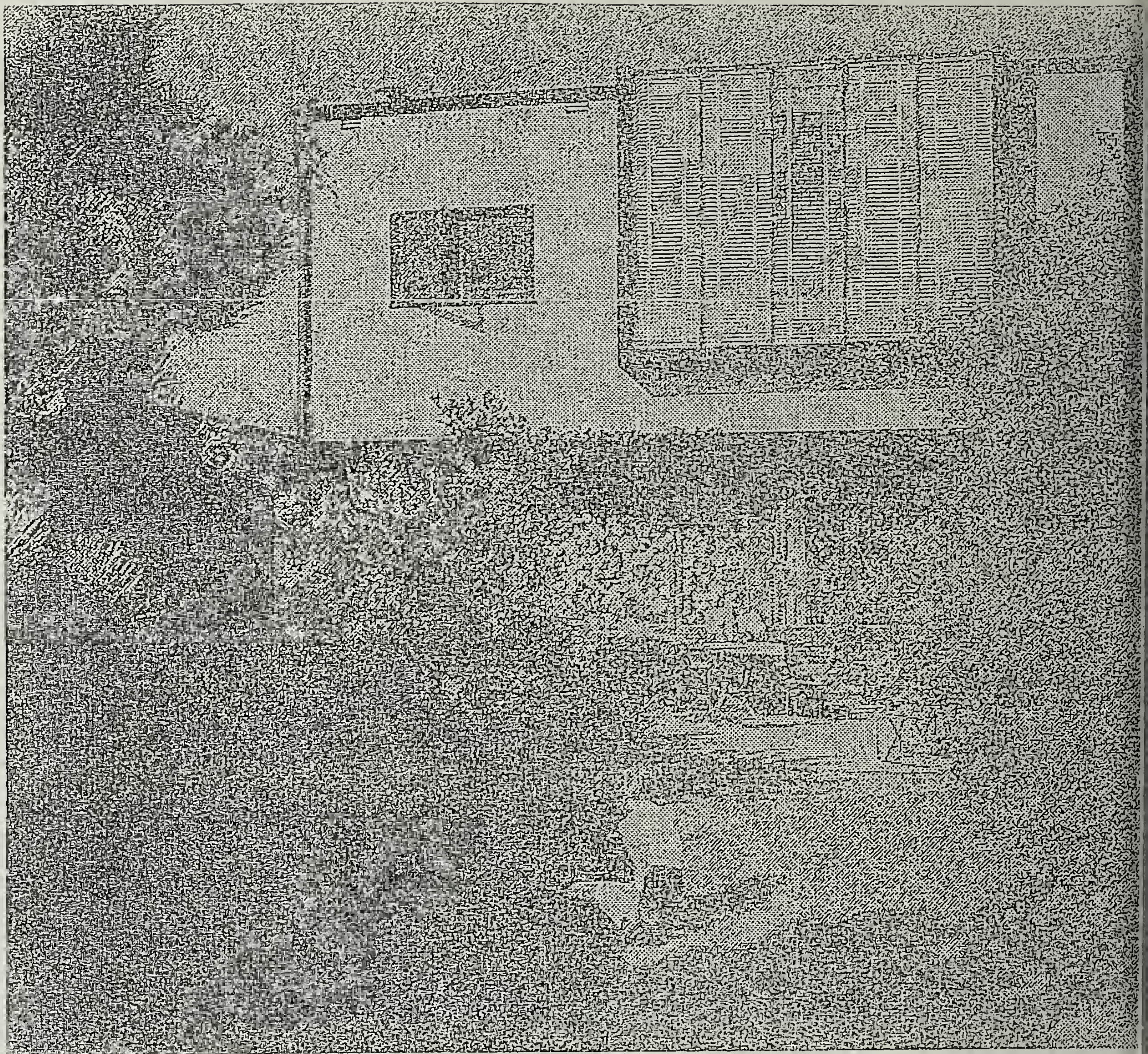
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Glenn Cabrerros, Current Planning



2011. (Source: Page & Turnbull)


1945. (Source: "Hillside House," page 135)

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

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Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	**Provided**	**Not Applicable**
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or [✓ agent]):
Date: 3/30/2011
(For Staff Use Only) Case No. 2011.0762E
Address: 4324 Anza St.
Block/Lot: 1510/~~00~~022

GOVERNMENT
DOCUMENTS DEPT
AUG 25 2011
SAN FRANCISCO
PUBLIC LIBRARY

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Nelson Lum & Pauline Lum	Telephone No.	415-613-6119
Address	4324 Anza St.	Fax. No.	
	San Francisco, Ca 94121	Email	
Project Contact	Reza Khoshnevisan	Telephone No.	415-922-0200
Company	Sia Consulting Corp.	Fax No.	415-922-0203
Address	1256 Howard St.	Email	reza@siaconsult.com
	San Francisco, Ca		

Site Information

Site Address(es):	4324 Anza St.		
Nearest Cross Street(s)	34th Ave.		
Block(s)/Lot(s)	1510/022	Zoning District(s)	RH-2
Site Square Footage	2495 Sq. Ft.	Height/Bulk District	40-X
Present or previous site use	Singel Family House		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use Two residential Units

Narrative project description. Please summarize and describe the purpose of the project.

1. Enlarge parking garage @ ground level.
2. Proposed horizontal & vertical addition and interior remodeling to accommodate one new bedroom & bathroom @ existing second floor.
3. Proposed horizontal & vertical addtition to accommodate one new residential unit @ new third floor.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________________ What type of foundation would be used (if known)? ____________________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,752 +/- Sq. Ft.	1,783 +/- Sq. Ft.	1,777 Sq. Ft.	3,560 +/- Sq. Ft.
Retail	-	-	-	-
Office	-	-	-	-
Industrial	-	-	-	-
Parking	603 +/- Sq. Ft.	572 +/- Sq. Ft.	-	572 +/- Sq. Ft.
Other (specify use)	-	-	-	-
Total GSF	2,355 +/- Sq. Ft.	2,355 +/- Sq. Ft.	1,777 Sq. Ft.	4,132 +/- Sq. Ft.
Dwelling units	1	1	1	2
Hotel rooms	-	-	-	-
Parking spaces	1	1	1	2
Loading spaces	-	-	-	-
Number of buildings	-	-	-	-
Height of building(s)	20' +/-	20' +/-	10'	30' +/-
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO [illegible] PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1

MINOR ALTERATION OF EXISTING PRIVATE STRUCTURE INVOLVING NEGLIGIBLE EXPANSION OF EXISTING USE

MW 3/22/11

Approved Planning Dept. Matt Weintraub

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Matt Weintraub (415) 575-6812 matt.weintraub@sfgov.org
Project Address:	**4324 Anza Street**
Block/Lot:	1510/022
Case No.:	**2011.0762E**
Date of Review:	August 16, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 4324 Anza Street is a single-family dwelling that was constructed in 1922, according to the San Francisco Assessor. Construction records for the subject building were not found in Department of Building Inspection files. 4324 Anza Street is a two-story wood-frame house with a concrete foundation and a flat roof, designed with elements of simplified Mission Revival architectural style. Architectural features at the primary façade of the subject building include: plain plaster (stucco) exterior walls; shaped parapet (in deteriorated condition) and plain cornice; bay window at the second story; flat window trim; flattened-arch main entry and garage entry with "permastone" trim; and glazed, multiple-light wood door with divided side-lights within the recessed main entry. The subject building is located at the front of a lot that is 25 feet wide and 100 feet deep, with no front or side yards.

4324 Anza Street is located on the north side of Anza Street, between 34th and 35th Avenues, in the Outer Richmond district, within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property at 4324 Anza Street consists of two-, three-, and four-story residential buildings that were constructed at various times during the 20th century. Residential buildings vary in size and density, including single-family dwellings, flats, and apartments. Architectural influences that are apparent in the area include Queen Anne, Craftsman, Edwardian, Mission Revival, Mediterranean Revival, and Modern, with most buildings characterized as simplified and/or vernacular variations of these architectural styles. The area does not exhibit a single predominant architectural character, period of development, or unifying pattern of development. The area contains a rectangular block/lot layout. Structures are typically located at the fronts of long narrow lots with no front or side yards.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included in any historic resource surveys or listed in any local, state or national registries. The subject property is not located within any designated or identified historic districts. Previously, the Department's 1976 Architectural Survey identified several individual properties in the area (not including the subject property) as potential individual architectural resources, none of which are located within visual proximity of the subject property. The 1976 Architectural Survey did not include evaluations of potential historic districts. Also, on August 20, 2009, the Department issued a Historical Resource Evaluation Response (HRER) for a proposed project at 563 34th Avenue, which is located on the same block as the subject property, and which did not identify any potential historic districts in the area.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building is considered to be a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because it is more than 50 years of age (constructed in 1922).

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Based on the California Register of Historical Resources (California Register) criteria, Department staff finds that the subject building at 4324 Anza Street does not appear to be eligible for inclusion in the California Register as an individual historic resource or as a contributor to a historic district, because it is not significant under any of the California Register criteria.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following report:

☐ *Supplemental Historical Resource Evaluation for 4324 Anza Street, San Francisco, Ca, Permit Application Number: 201101118224*, by SIA Consulting Engineers, dated July 14, 2011.

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject building and the project.

Included is an evaluation of the subject property at 4324 Anza Street, which is not eligible for the California Register of Historical Resources, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: none	Period of Significance: none ☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 4324 Anza Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building is not known to have been influential or representative of any significant patterns of development in the area. The subject building is not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject building at 4324 Anza Street is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 4324 Anza Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the subject building was owned by various individuals during its history for relatively brief periods of time, with the longest continuous ownerships occurring between 1923 and 1942, and between 1947 and 1965. None of the historic owners of the subject building are known to have been important individuals in the history of the City, the State, or the nation. Therefore, the subject building at 4324 Anza Street is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 4324 Anza Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). There is no available information to indicate that the subject building embodies a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. No architect or builder is known, and visual inspection indicates that the subject building is the work of a commercial builder who employed standard designs, features, materials, and construction methods of the period. High artistic expression is not apparent in the overall design. The subject building does not qualify as an important or representative individual example of architecture from the period. Furthermore, the subject building is not part of any significant grouping of physical properties that may be considered to be a potential historic district. The subject property does not appear to contribute to any significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Therefore, the subject building at 4324 Anza Street is determined not to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 4324 Anza Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building at 4324 Anza Street was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject building at 4324 Anza Street was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☐ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8/19/2011

Tina Tam, *Senior Preservation Planner*

$2,450 —

RECEIVED Date received:

JUL 15 2011

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

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PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
✓ Two copies of this application with all blanks filled in	☐	
✓ Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	
✓ Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	
✓ Fee	☐	
✓ *Supplemental Information Form for Historical Resource Evaluation* and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

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SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): ______________________ Date: ______________

(For Staff Use Only) Case No. 2011.0763E

Address: 436 Moraga St.

Block/Lot: 1933/024

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner HAROLD PARKER PROPERTIES Telephone No. (415) 563-6900

Address 1844 UNION ST. Fax. No. (415) 563-6973

SAN FRANCISCO, CA 94123 Email ~~steve@rynersonobrien.com~~ jp@parkerfilmcompany.com

Project Contact STEPHEN RYNERSON Telephone No. (510) 452-9152 ext. 2

Company RYNERSON O'BRIEN ARCH. Fax No. (510) 452-9155

Address 1512 FRANKLIN ST. Email steve@

OAKLAND, CA 94612

Site Information

Site Address(es): 436 MORAGA ST.

Nearest Cross Street(s) 11TH AVE

Block(s)/Lot(s) 1933/024 Zoning District(s) RH-2

Site Square Footage 2500 sf Height/Bulk District

Present or previous site use RESIDENTIAL

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☒ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost 500,000. –

Describe proposed use

Narrative project description. Please summarize and describe the purpose of the project.

- DEMOLISH EXISTING REAR ADDITIONS TO ORIGINAL STRUCTURE
- DEMOLISH PARTIAL THIRD FLOOR
- REMODEL ORIGINAL STRUCTURE, SEISMIC UPGRADE
- VERTICAL EXPANSION OVER ORIGINAL STRUCTURE
- HORIZONTAL EXPANSION INTO REAR YARD
- OBJECT: TO CONVERT EXISTING SINGLE-FAMILY RESIDENCE TO TWO FLATS

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ________ What type of foundation would be used (if known)? ________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?	☐	☒
If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2636 sf	2636 sf.	1638 sf	4274 sf
Retail				
Office				
Industrial				
Parking				
Other (specify use) Total GSF				
Dwelling units	1	1	1	2
Hotel rooms	N/A			
Parking spaces	1	1	1	2
Loading spaces	N/A			
Number of buildings				
Height of building(s)				
Number of stories	3	3	–	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF [illegible] PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

MINOR ALTERATION OF EXISTING PRIVATE STRUCTURE INVOLVING NEGLIGIBLE EXPANSION OF EXISTING USE

8/22/11

Approved Planning Dept. Matt Weintraub

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Matt Weintraub (415) 575-6812 matt.weintraub@sfgov.org
Project Address:	**436 Moraga Street**
Block/Lot:	1933/024
Case No.:	**2011.0763E**
Date of Review:	August 10, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 436 Moraga Street is a single-family dwelling that was constructed in approximately 1903, according to Sanborn Co. Maps and San Francisco City Directories, and that was remodeled in 1927 by the Sunset District Building Co., according to records of the Department of Building Inspection (DBI). 436 Moraga Street is a two-story with raised basement, wood-frame house with a concrete foundation and a flat roof, designed with elements of simplified Mediterranean Revival architectural style. The second story consists of a flat-roofed addition, constructed in approximately 1929, that is set back from the front exterior wall of the first story. Architectural features at the primary façade of the subject building include: plain plaster (stucco) exterior walls; shaped parapet with applied cast plaster ornament; wide curving bay window with Spanish tile cladding and decorative spandrels; recessed automobile garage; and side-loaded main entry with steps and a covered porch. The subject building is located at (or near) the front of a lot that is 25 feet wide and 100 feet deep, with no front or side yards. (A 2-foot setback is required for new construction.)

436 Moraga Street is located on the north side of Moraga Street, between 10th and 11th Avenues, in the Sunset district, within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property at 436 Moraga Street consists of one-, two-, and three-story residential buildings that were constructed at various times during the late 19th century and 20th century. Residential buildings vary in size and density, including single-family dwellings, flats, and apartments. Architectural influences that are apparent in the area include Queen Anne, Craftsman, Edwardian, Mission Revival, Mediterranean Revival, and Modern, with most buildings characterized as simplified and/or vernacular variations of these architectural styles. The area does not exhibit a single predominant architectural character, period of development, or unifying pattern of development. The area contains a rectangular block/lot layout. Residential structures are typically located at the fronts of long narrow lots.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 436 Moraga Street is not included in any historic resource surveys or listed in any local, state or national registries. The subject property is not located within any designated or identified historic districts. Previously, the Department's 1976 Architectural Survey identified several individual properties in the area (not including the subject property) as potential individual architectural resources, none of which are located within visual proximity of the subject property. The 1976 Architectural Survey did not include evaluations of potential historic districts.

On October 23, 2006, the Department issued a Historical Resource Evaluation Response (HRER) for a proposed project at 1629 9th Avenue, which is located approximately two blocks away from the subject property. The HRER identified a potential historic district within a two-block radius of 1629 9th Avenue, consisting of buildings constructed between approximately 1870 and 1910 and representing "Victorian" architectural development in the Inner Sunset neighborhood. The HRER did not provide a boundary for the potential historic district and it recommended further research to determine if an eligible historic district exists. While the subject property at 436 Moraga Street is located within an approximately two-block radius of 1629 9th Avenue, the construction date (major remodel in 1927) and the architectural appearance (non-Victorian) of 436 Moraga Street eliminate it from consideration as a contributor to the potential historic district. Furthermore, the segment of Moraga Street between 10th and 11th Avenues, which contains the subject property at 436 Moraga Street, contains very few buildings that were constructed between 1870 and 1910, and that exhibit "Victorian" architecture, and therefore it does not appear to be eligible for consideration as part of a potential historic district. Other HRERs issued by the Department for proposed projects in the vicinity of the subject property did not identify any potential historic districts.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building is considered to be a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because it is more than 50 years of age (constructed in 1927).

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or *determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

Based on the California Register of Historical Resources (California Register) criteria, Department staff finds that the subject building at 436 Moraga Street does not appear to be eligible for inclusion in the California Register as an individual historic resource or as a contributor to a historic district, because it is not significant under any of the California Register criteria.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following reports:

- *Historic Resource Evaluation, 436 Moraga Street, San Francisco, California,* by Tim Kelley Consulting, dated June 2011.
- *Supplemental Information Form for Historical Resource Evaluation*, by Stephen M. Rynerson, dated July 14, 2011.

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject building and the project.

Included is an evaluation of the subject property at 436 Moraga Street, which is not eligible for the California Register of Historical Resources, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: none	Period of Significance: none ☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 436 Moraga Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building is not known to have been influential or representative of any significant patterns of development in the area. The subject building is not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject building at 436 Moraga Street is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 436 Moraga Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the subject building was owned and occupied by various individuals during its history. None of the historic owners and/or occupants of the subject building are known to have been important individuals in the history of the City, the State, or the nation. Therefore, the subject building at 436 Moraga Street is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 436 Moraga Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). There is no available information to indicate that the subject building embodies a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. No architect is known, and the existing structure is known to be the work of a commercial builder, Sunset District Building Co., that employed standard designs, features, materials, and construction methods of the period when the building was remodeled in 1927. High artistic expression is not apparent in the overall design. The subject building does not qualify as an important or representative individual example of architecture from the period. Furthermore, the subject building is not part of any significant grouping of physical properties that may be considered to be a potential historic district. The subject property does not appear to contribute to any significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Therefore, the subject building at 436 Moraga Street is determined not to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 436 Moraga Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information

Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building at 436 Moraga Street was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject building at 436 Moraga Street was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

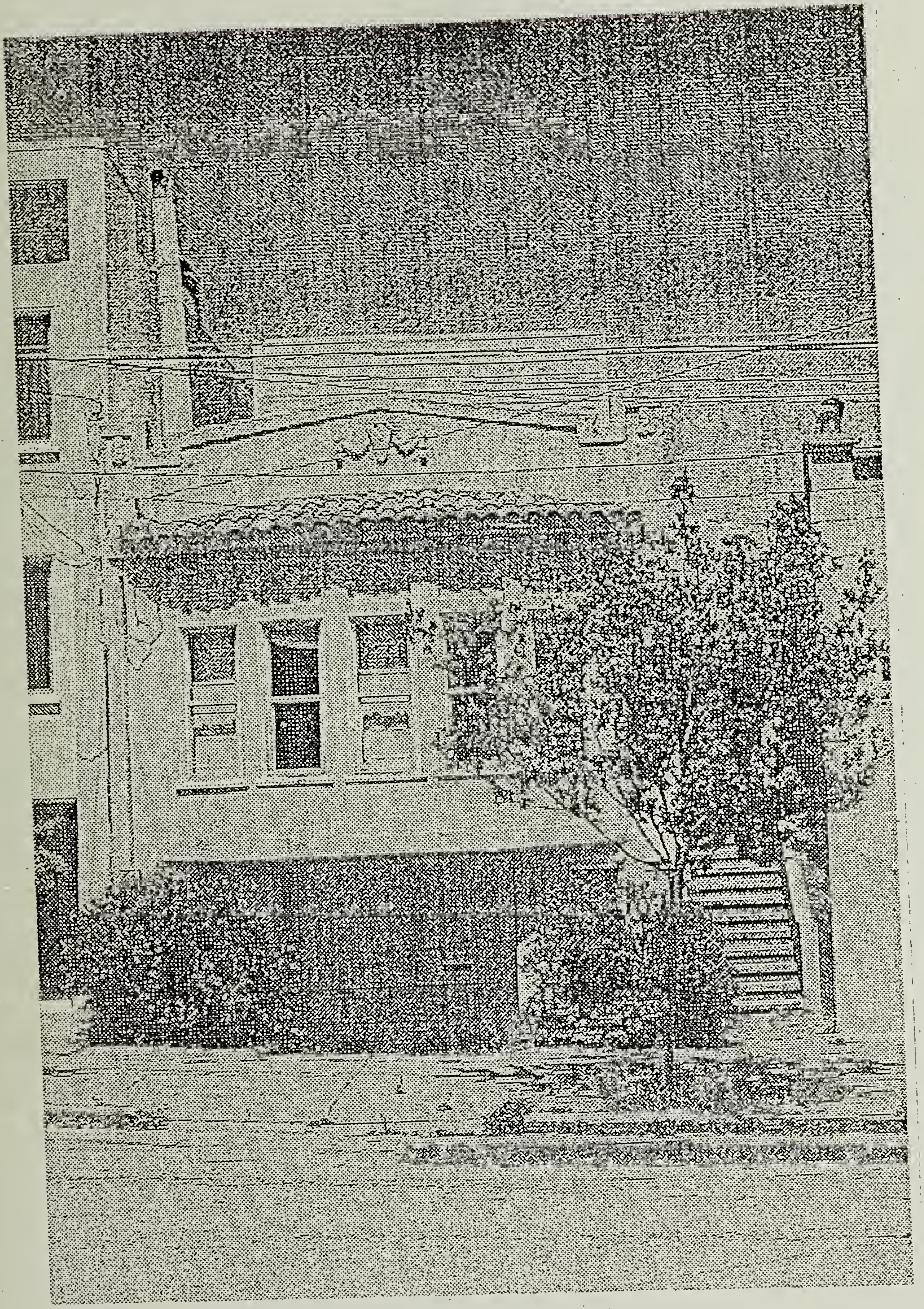
☐ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ____________________ Date: 8/19/2011

Tina Tam, *Senior Preservation Planner*



Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______
(For Staff Use Only) Case No. 2011.0796E

Date: 7/22/11
Address: 101 27th AVE
Block/Lot: 1331/092

v.8.9.2010

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DOCUMENTS DEPT

AUG 25 2011

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PUBLIC LIBRARY

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Desmond Tan	Telephone No.	(510) 316-8994
Address	605 Market St #700	Fax. No.	
	San Francisco, CA 94105	Email	desmond10@hotmail.com
Project Contact	Gabriel Ng, Architect	Telephone No.	415-682-8060
Company	Gabriel Y. Ng & Associates	Fax No.	415-682-8720
Address	1360 9th Street, Suite 210	Email	gabriel@gngaia.com
	San Francisco, CA 94122		

Site Information

Site Address(es): 101 27th Ave, San Francisco, CA 94121

Nearest Cross Street(s) Southeast corner of El Camino Del Mar and 27th Ave.

Block(s)/Lot(s)	1331/002	Zoning District(s)	RH-1 (D)
Site Square Footage	1320	Height/Bulk District	40-X

Present or previous site use

Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $300,000.00

Describe proposed use Single-Family Dwelling

Narrative project description. Please summarize and describe the purpose of the project.

1. Interior remodel of existing single-family dwelling.
2. Remove portion of exterior wall for two new window bays and façade alteration.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________________ What type of foundation would be used (if known)? ____________________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3038.7	3038.7	New Bays 130.4	3169.1
Retail	n/a	n/a	n/a	0
Office	n/a	n/a	n/a	0
Industrial	n/a	n/a	n/a	0
Parking	2	2	0	2
Other (specify use)	n/a	n/a	n/a	n/a
Total GSF	3038.7	3038.7	130.4	3169.1
Dwelling units	1	1	0	1
Hotel rooms	n/a	n/a	n/a	0
Parking spaces	2	2	0	2
Loading spaces	n/a	n/a	n/a	0
Number of buildings	1	1	0	1
Height of building(s)	38'	38'	0	38'
Number of stories	4	4	0	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

MINOR ALTERATION OF EXISTING PRIVATE STRUCTURES INVOLVING NEGLIGIBLE EXPANSION OF EXISTING USE

MW 8/22/11

Approved Planning Dept. Matt Weintraub

SAN FRANCISCO
PLANNING DEPARTMENT **MEMO**

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Matt Weintraub (415) 575-6812 matt.weintraub@sfgov.org
Project Address:	**101 27th Avenue**
Block/Lot:	1331/002
Case No.:	**2011.0796E**
Date of Review:	August 11, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 101 27th Avenue is a single-family dwelling that was constructed in 1940, according to records of the San Francisco Assessor and the Department of Building Inspection. 101 27th Avenue is a two-story with basement and penthouse, frame residence that exhibits elements of Modern architectural style. The building was constructed by its original owner, local carpenter Thomas Sharman, and no architect is known. Architectural features of the subject building include: blocky rectangular massing with two street-facing elevations (north and east); stucco cladding at the first level and wood shingle cladding at upper levels; recessed, cutout main entry and two flush garage entrances at the first level of the primary (east) elevation; regular fenestration pattern with large rectangular windows at upper levels; predominantly aluminum sash (fixed and sliding); wood spandrel panels around window groupings; flat wood stringcourses; straight roofline terminating in a solid wood balcony with freestanding urn ornaments at the corners of the front of the house; and a "sunroom" penthouse addition (constructed in 1941) at the back of the house. Site features include narrow front and side yards with landscaping. A stone monument demarcating the entrance to the Sea Cliff subdivision is located adjacent to the subject property within the public right-of-way.

The subject property at 101 27th Avenue is located at the southeast corner of 27th Avenue and El Camino Del Mar, adjacent to the Sea Cliff neighborhood in the Richmond District. The subject property is located on a lot that is 1,320 square feet in area with 33 feet of frontage on 27th Avenue and 40 feet of frontage on El Camino Del Mar. 101 27th Avenue is located within a RH-1(D) (Residential, House, Detached, One-Family) Zoning District and a 40-X Height and Bulk District.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 101 27th Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building is not known to have been influential or representative of any significant patterns of development in the area. The subject building is not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject building at 101 27th Avenue is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 101 27th Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the subject building was owned and occupied by various individuals during its history. None of the historic owners and/or occupants of the subject building are known to have been important individuals in the history of the City, the State, or the nation. The original owners of the subject property, builder Thomas Sharman and Ivy Sharman, constructed it as an investment property. The first owner-occupants, George A. Fox (occupation listed as "mfrs agt" [manufacturers agent] in *Polk's Crocker-Langley San Francisco City Directory 1942*) and Roselle Fox, were associated with the property from 1941 to 1978, after which time Roselle (Fox) Becker sold the property to Louis Becker (occupation listed as "retd" [retired] in Polk's *1980 San Francisco City Directory*). Therefore, the subject building at 101 27th Avenue is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 101 27th Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). There is no available information to indicate that the subject building embodies a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. No architect is known, and the builder, local carpenter Thomas Sharman, is not known to be a master. High artistic expression is not apparent in the design of the subject building, and it does not qualify as an important or representative individual example of architecture from the period. (The subject building is evaluated in its current condition, which exhibits past physical alterations that may have diminished any architectural significance that was present in its original construction.)

Furthermore, the subject building at 101 27th Avenue is not part of any significant grouping of physical properties that may be considered to be a potential historic district. According to *Historical Resource Evaluation, 101 27th Avenue, San Francisco, California,* by Tim Kelley Consulting, dated July 2011, page 14:

> The subject block face contains thirty-four buildings constructed between 1905 and 1948 (Appendix). The architectural styles vary and include Classical Revival, Shingle style, Mid-Century Modern and Mediterranean Revival. Overall, this block face does not possess a significant concentration of historically or aesthetically united buildings.
>
> Although Sea Cliff may be seen as a potential historic district, this property does not share the context of that subdivision, is not from the probable period of significance (1920s), and is not architecturally similar to those buildings. Thus, despite the building having a signature stone pillar and signage for Sea Cliff on the sidewalk adjacent, it should not be considered a part of any potential Sea Cliff district.

(The Sea Cliff monument that is located adjacent to the subject property is located within the public right-of-way, not on the subject property, and therefore it is considered to be a property that is separate from the subject property and that is not included in the proposed project.)

The subject property does not appear to contribute to any significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Therefore, the subject building at 101 27th Avenue is determined not to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 101 27th Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building at 101 27th Avenue was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject building at 101 27th Avenue was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☐ Historic Resource Present

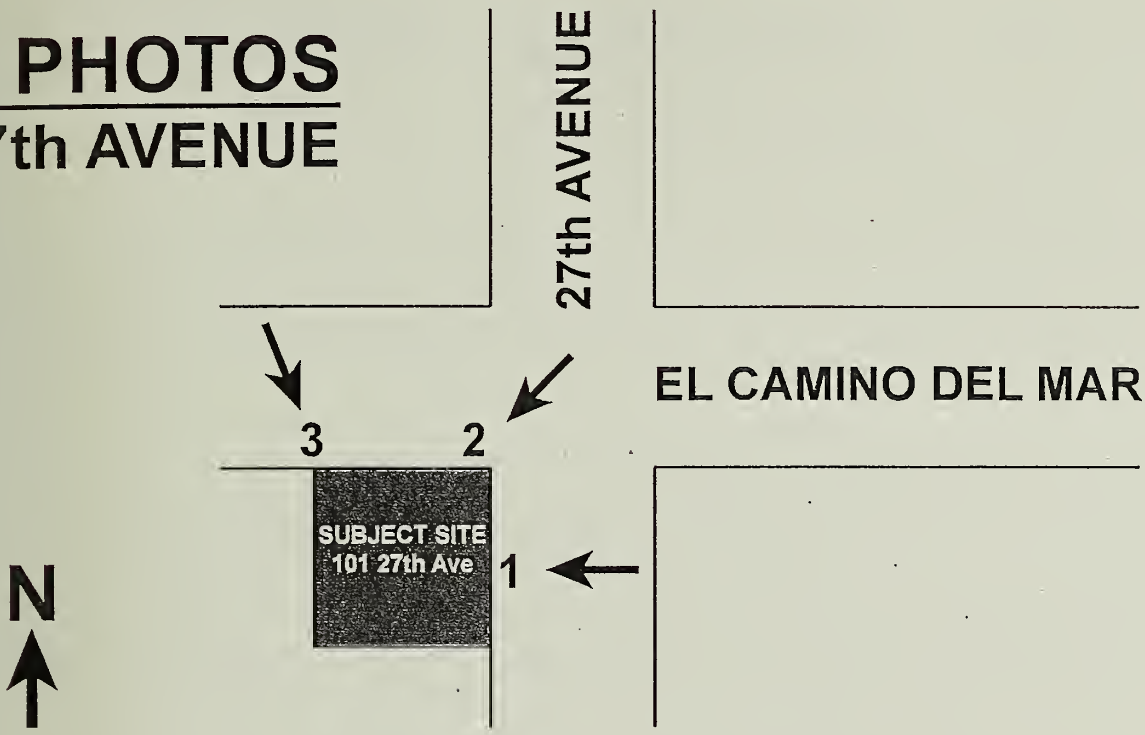
If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

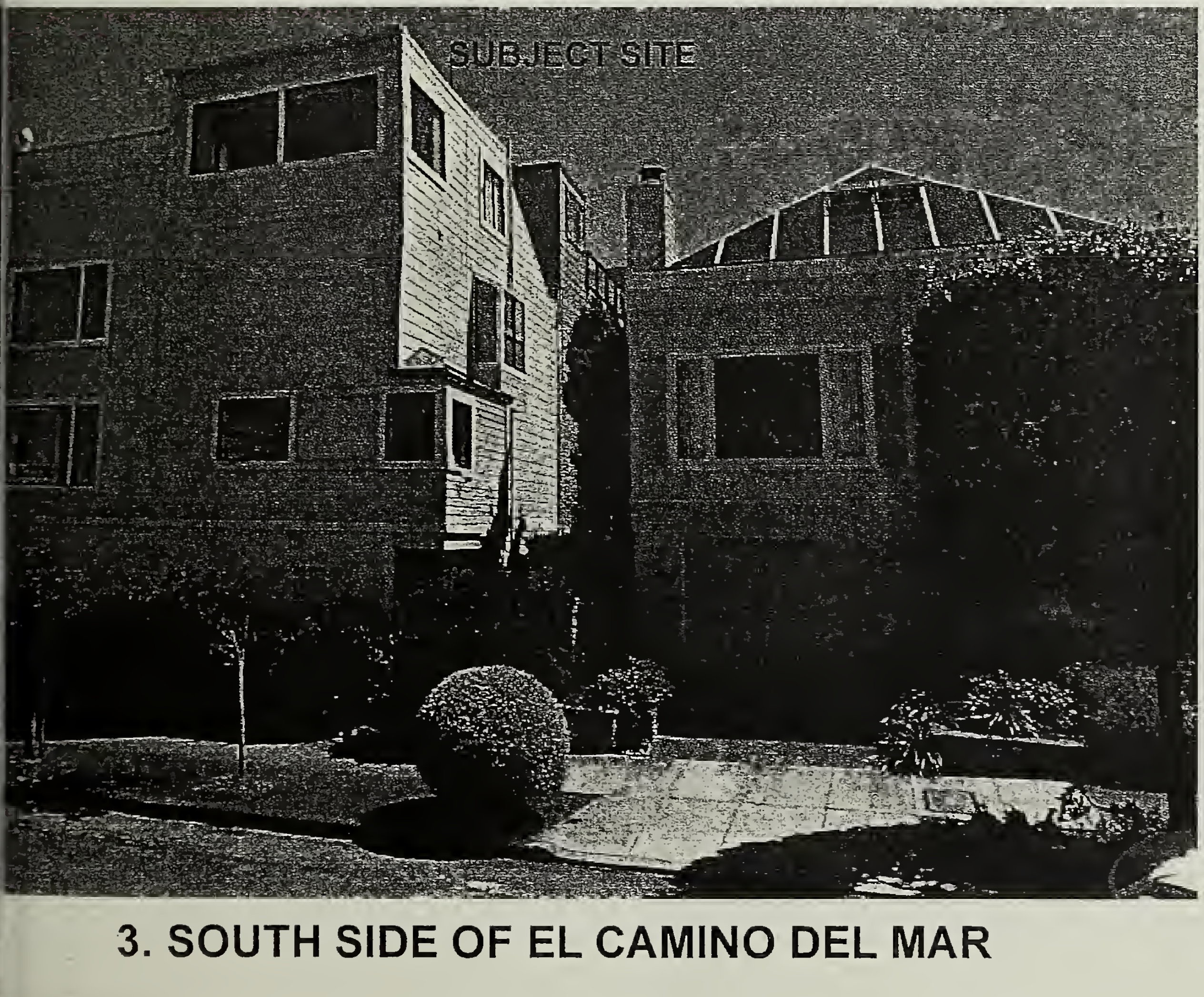
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8/19/2011

Tina Tam, *Senior Preservation Planner*

TE PHOTOS
1 27th AVENUE





3. SOUTH SIDE OF EL CAMINO DEL MAR

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

RECEIVED
DEC 2 0 2010
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒ REF SIF	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______________
Date: 12/20/10
(For Staff Use Only) Case No. 2010.1151E
Address: 1516-1518 GUERRERO.
Block/Lot: 6594 / 50/51

v.8.9.2010

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DOCUMENTS DEPT
AUG 25 2011
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PART 2 – PROJECT INFORMATION

OTHER OWNERS: JEFF GOLDBERG (1516)
KAREN WICKRE (1518)

Owner/Agent Information

Property Owner	GILLIAN GILLET	Telephone No.	415.285.8188
Address	1516 GUERRERO SAN FRANCISCO, CA	Fax. No. Email	 gillett@graffio.net
Project Contact	ANGELINE ASKHAM	Telephone No.	415.370.8377
Company	ANGELINE ASKHAM-ARCHITECT	Fax No.	
Address	122 DUNCAN SAN FRANCISCO. CA	Email	angeline_askham@ sbcglobal.net

Site Information

Site Address(es): 1516-1518 GUERRERO

Nearest Cross Street(s) 27th / DUNCAN

Block(s)/Lot(s) 6594 50/51 Zoning District(s) RH-2

Site Square Footage 3,300 S.F. Height/Bulk District 40-X

Present or previous site use RESIDENTIAL - 2 FLATS

Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use RESIDENTIAL - 2 FLATS

Narrative project description. Please summarize and describe the purpose of the project.

The owners of this residential 2-flat building would like to do alterations to the facade of the building. The proposed design is pending based on the outcome of this environmental evaluation. If the building or the neighborhood is not determined to be a historic resource then the design will be submitted to the planning department for review and approval.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______________ What type of foundation would be used (if known)? ______________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	5,089 S.F.	5,089 S.F.	0 S.F.	5,089 S.F.
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	5,089 SF	5,089 S.F.	0 S.F.	5,089 S.F.
Dwelling units	2	2	0	2
Hotel rooms	0	0	0	0
Parking spaces	2	2	0	2
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	32'-1"	32'-1"	0	32'-1"
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO [illegible] CITY PLANNING
CATEGORICALLY [illegible] ENVIRONMENTAL REVIEW
CLASS 15301

8/22/11

Approved [illegible]

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Rich Sucré (415) 575-9108 richard.sucre@sfgov.org
Project Address:	**1516-18 Guerrero Street**
Block/Lot:	6594/050 & 051
Case No.:	**2010.1151E**
Date of Review:	August 22, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1924, the subject building is a three-story, wood frame residence with a flat roof designed in a combination Mediterranean/Classical Revival architectural style. The building features yellow brick on the ground floor and stucco on the upper levels. The building is adorned with two angled bay windows, cartouches, and a prominent cornice with modillions and dentils. The building's fenestration consists of one-over-one, double-hung, wood-sash windows.

The subject property is located on a 33' x 100' rectangular shaped lot with frontage on Guerrero Street, between 27th and Duncan Streets in the Noe Valley neighborhood. The property is located within RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1923 and more than 50 years old).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area is uniform in character and consists largely of three-story, multi-family, residential properties, primarily constructed between the early 1900s and 1920s. The predominant architectural styles in the area include Victorian-era architectural styles (Italianate and Stick) and Mediterranean Revival. ~~The majority of buildings on this block of Guerrero Street do display a high level of visual~~ continuity with other similar era/style properties. Adjacent to the subject block are a high concentration of Victorian-era and early 20th-century (1900-1920) residences, as evidenced by the properties located directly across the street. It does not appear that this block of Guerrero Street is eligible for listing as an historic district. No designated or determined eligible historic districts are located within the immediate vicinity of the subject property.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: Not Applicable	Period of Significance: Not Applicable ☐ Contributor ☐ Non-Contributor

Department staff finds that the subject property at 1516-18 Guerrero Street is not eligible for inclusion in the California Register of Historical Resources (California Register).

To assist in the evaluation of the subject building, the Project Sponsor has submitted the following information:

☐ Knapp & VerPlanck, *Supplemental Information Form: 1516-18 Guerrero Street, San Francisco, CA* (November 24, 2010)

Department staff has reviewed these documents and concurs with the findings and analysis. The assessment is based upon information gathered about the subject property and neighborhood to date. Included is an evaluation of the subject building based on the following criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

According to information provided in the Supplemental Information Form for Historic Resource Evaluation (dated November 24, 2010, prepared by Knapp & VerPlanck Preservation Architects), the subject property was originally constructed in 1923 as a three-story, two-family residence by mariner Carl J. Carlson, and his wife, Jennie M. Carlson. No architect or builder was uncovered/listed for the subject property. The subject property was infill construction within a built out area of Noe Valley. Further residential development was spurred by the construction of the MUNI J-Church streetcar line in 1917. In the 1940s, Guerrero Street was widened into an automobile boulevard. Consequently, the subject parcel and its front setback area were reduced to their current condition. By 1950, Sanborn Fire Insurance Maps show the subject property in the same configuration as it exists today.

Based upon this history and information provided in the consultant report, 1516-18 Guerrero Street is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Documentation provided in the consultant report show that no persons of known historical significance appear to have been associated with the subject building; therefore, 1516-18 Guerrero Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1924, the subject building is a three-story, wood frame residence with a flat roof designed in a combination Mediterranean/Classical Revival architectural style. The building features yellow brick on the ground floor and stucco on the upper levels. The building is adorned with two angled bay windows, cartouches, and a prominent cornice with modillions and dentils. The building's fenestration consists of one-over-one, double-hung, vinyl windows.

Based on the information provided in consultant report, 1516-18 Guerrero Street is not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As a two-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a Mediterranean/Classical Revival style building, but does not embody any notable characteristics, which distinguish the building as historically significant. No architect was uncovered.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 1516-18 Guerrero Street does not to be significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. As related to the built environment, this significance criterion typically applies to rare construction types. The subject building is not an example of a rare construction type. If the project involves major excavation, an evaluation of the project's impact upon potential archaeological resources may be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Few documented alterations have occurred to the subject property. The documented alterations include: main entry and garage door replacement (1952), re-cladding of rear façade (1954), installation of skylights (1993), re-roofing (1995), window replacement on all facades (2000), and foundation work (2007).[1]

The subject building does not possess historical significance; therefore, an evaluation of its integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

---

[1] Chris VerPlanck, Knapp & VerPlanck Preservation Architects, "Supplemental Information Form for Historical Resource Evaluation: 1516-1518 Guerrero Street" (November 24, 2010) 6.

Since the property was determined to lack historical significance, an assessment of its character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within an eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☐ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

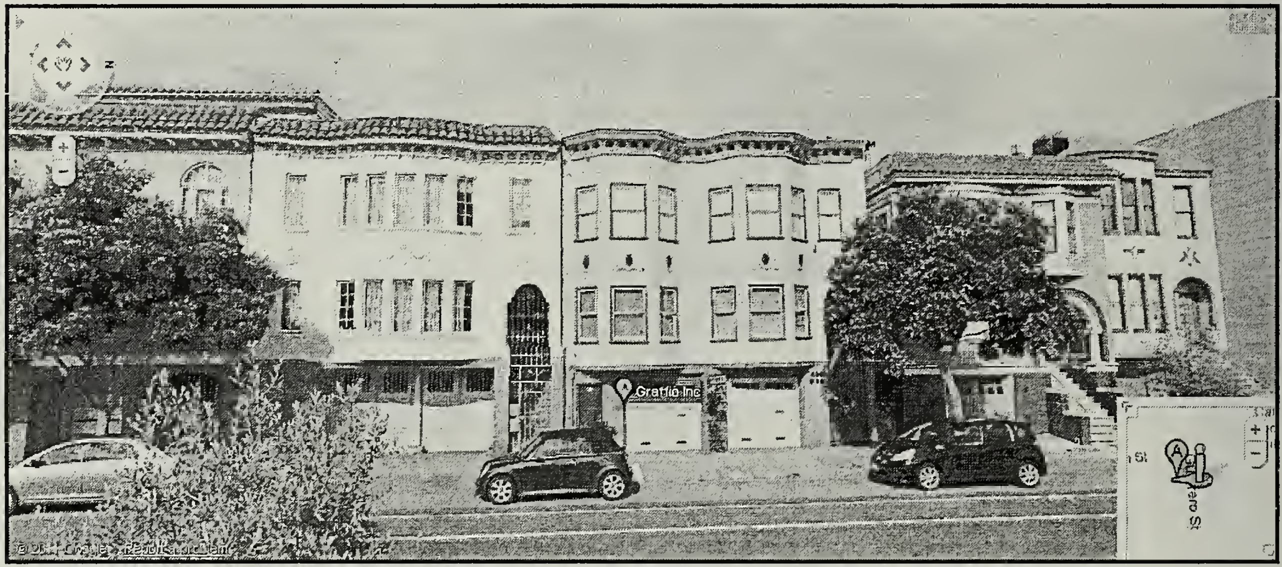
Signature: ______________________ Date: 8/22/2011

Tina Tam, *Senior Preservation Planner*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

SC: G:\Documents\2010.1151E 1516-18 Guerrero St\HRER_1516-18 Guerrero St_2011-08-22.doc

IMAGES



View of 1516-18 Guerrero Street and Adjacent Properties

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED
JAN 03 2011
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

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PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1 8/23/11 (B)

Signed (owner or agent):

Date: 12/22/10

For Staff Use Only) Case No. 2011.0091E

Address: 60 RICO WAY

Block/Lot: 0418A/022

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner TROY SANDERS / MARY CORCORAN

Telephone No. 415-235-5533

Address 60 RICO WAY
SF., CA.

Fax. No.

Email TROYLSANDERS@ME.COM

Project Contact ART BUSSE

Telephone No. 510-757-3695

Company

Fax No.

Address PO BOX 824
ROSS, CA 94957

Email ARTBUSSE@ME.COM

Site Information

Site Address(es): 60 RICO WAY

Nearest Cross Street(s) AVILA ST.

Block(s)/Lot(s) 0418A / 022

Zoning District(s) RH-1

Site Square Footage 2520

Height/Bulk District 35 - NO BULK

Present or previous site use RESIDENTIAL

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe)

Estimated Cost $300,000.00

Describe proposed use SINGLE FAMILY DWELLING

Narrative project description. Please summarize and describe the purpose of the project.

A SOON-TO-BE GROWING FAMILY NEEDS MORE ROOM.

- THE PROJECT WILL ADD A SECOND PARKING SPACE (TANDEM) IN THE ATTACHED GARAGE
- A 2ND FL. REAR YARD ENCLOSED PORCH WILL BE Removed and replaced with a new deck
- 2 bed rooms at the 2ND FL. rear will be converted To a family room
- A 3RD STORY w/ 3 bdrms, 2 baths will be added

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______ What type of foundation would be used (if known)? ______	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center,** 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3015	2860	1400	4260
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				
Dwelling units	1	1		1
Hotel rooms				
Parking spaces	1	1	1	2
Loading spaces				
Number of buildings	1	1		1
Height of building(s)	23.5	23.5	9.5	33
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO
PLANNING DEPARTMENT
MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org
Preservation Planner: Tara Sullivan
(415) 558-6258
tara.sullivan@sfgov.org

Project Address: 60 Rico Way
Block/Lot: 0418A/022
Case No.: 2011.0091E

Date of Review: February 22, 2011 (Part I)
August 9, 2011 (Part II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

60 Rico Way is located on the northeast side of Rico Way between Avila Street and Casa Way in the Marina neighborhood. It is located in the small neighborhood of residential buildings directly below Marina Boulevard and above Chestnut Street. The property is within an RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District.

The residence was constructed in 1927 by an unknown architect. It is a one-story-above-garage house designed in the Marina style, featuring the garage and building entrance on the ground floor and windows in a bowed bay on the upper floor. The building has a front-facing sloped roof with clay roof tiles. The ground floor openings are square in form with the entrance door deeply recessed. The entrance door is within the northern-most opening and features a multi-pane glass and wood entrance door flanked by multi-pane sidelights. The windows on the second floor are single-pane with decorative multi-light fixed panes above. The building is clad in a painted stucco finish. The rear of the building is plain and is clad in horizontal wood siding and has a second-floor pop-out structure.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1927).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The Marina District neighborhood is characterized by single-family dwellings with the occasional multi-unit dwelling scattered throughout. There are commercial buildings along Chestnut and Lombard

Streets. The boundaries of the neighborhood are roughly Marina Boulevard to the north, Chestnut Street to the south, Fillmore Street to the east, and the Scott Street to the west. The predominant architectural styles are Mediterranean and Spanish Revival with a handful of Exotic Revival buildings.

The Marina neighboring is low in scale, and the buildings around 60 Rico Way are all single-family residences and are two stories in height. There are a few homes with a third floor rooftop addition, but they are scattered throughout the neighborhood. All homes feature a central garage opening, green space on the side setbacks, and stucco finishes. There is great uniformity in scale and style among the residences in the neighborhood.

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1916-1929 ☒ Contributor ☐ Non-Contributor

Based on the criteria, staff finds that the subject building is eligible for inclusion on the California Register as a contributor to a potential historic district under Criterion 1 and 3.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

60 Rico Way appears eligible for listing as a contributor to a historic district under Criterion 1 (events). To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The land upon which the Marina District now sits was primarily marshland and lagoon prior to the Panama-Pacific International Exhibition ("PPIE") held in 1915, at which time the land was filled with dredged material and earthquake debris from 1906, creating a final site of approximately 625 acres.[1] The land is situated between the City's two military facilities, the Presidio and Fort Mason. Prior to this time the area was known as Harbor View and contained approximately 400 scattered commercial and residential buildings but no systematic development. As a result of the PPIE, the rail lines were extended to the area, increasing accessibility and encouraging development once the fair closed.[2] The Exposition Company, formed to construct the area for the fair, purchased and/or leased land from the bay's edge to Chestnut Street, and from Van Ness Avenue to the Presidio – in total 110 acres.[3] All extant buildings were demolished and a 'blank slate' was created for the construction of the fair buildings. Construction of the fairgrounds area began in 1913 and the PPIE opened in 1915. The PPIE was only open for a little over a year, with the demolition of the structures beginning in March 1916. Wreckage and restoration of the land was completed by February 1917, and the property was returned to its owners, suitable for subdivision and development.[4]

It took several years for the current Marina neighborhood to be developed. The first large-scale residential development occurred in the early 1920's when several large land holdings were sold to real estate developers. The neighborhood was developed in a meandering pattern, featuring curved narrow streets that did not match the regular grid pattern that was common in the surrounding neighborhoods. Construction dates show that many residences were constructed in large groups, beginning in 1922 and continuing until the early 1930's. However, most of the homes in this neighborhood were constructed between 1925 – 1928, and were speculative housing. By 1930, approximately 75% of the Marina's parcels were built out, housing approximately 25,000 people.[5]

The Marina neighborhood is significant for its association with the Panama-Pacific International Exhibition and its subsequent development into a residential neighborhood. 60 Rico Way was constructed on land that was used for the PPIE and then developed as part of the residential neighborhood. It was constructed as one of five single-family residences by the same developer/builder. The surrounding properties were also built between 1925 and 1926. As such, 60 Rico Way is a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research does not indicate that 60 Rico Way is associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

60 Rico way was constructed in 1927 in the Marina style. All of the residential homes in the neighborhood were constructed within a relatively short time period – from 1924-1929, and all are

---

[1] Lipsky, William. *San Francisco's Panama-Pacific International Exposition.* Arcadia Publishing, Chicago, IL. 2005. pg. 7.

[2] JRP Historical Consulting Services. *Historic Architectural Survey Report: Doyle Drive Project.* Prepared for Parsons-Brinckerhoff and San Francisco County Transportation Authority on August 29, 2002.

[3] Lipsky, William. pg. 49.

[4] Ibid. 126.

[5] JRP Historical Consulting Services.

designed in what is termed the "Marina" style. This style is a derivative of the Mediterranean-revival style, and features wide curved bay windows on the upper floor, clay tile hipped roofs, recessed garages on the ground floor, entrances located either on the ground floor or on the side of the second floor, cartouche details, and a stucco finish. The style came of age in San Francisco in the 1920's, and influenced later eclectic and revival styles throughout the city.

60 Rico Way demonstrates all of the distinctive characteristics of this style: a second floor bay, clay-tile hipped roof, garage, side entrance, and stucco finish. It was one of five homes constructed by the same builder on the street, and shares details of its neighbors. The entire neighborhood was constructed in the Marina style, and the area conveys great unity of design and setting. It is a neighborhood where the Marina style is fully conveyed and is significant under Criterion 3 for these characteristics.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

60 Rico Way retains a good degree of integrity, having undergone few major alterations since it was originally constructed. The only visible alterations are the installation of new windows and the infill of the garage recess (the garage door is flush with the front façade and not recessed as originally constructed). Overall, 60 Rico Way conveys its significance as a contributor to the neighborhood that was constructed after the PPIE and in the Marina style.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include the following:

- Overall massing, including the one-story-over-garage configuration, central bay at second floor, central recessed garage opening, recessed entrance; Spanish-tile roof; stucco finish, wood vertically-oriented windows.

CEQA HISTORIC RESOURCE DETERMINATION

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ____________________ Date: 8 3/9/2011

Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PER DRAWINGS DATED: ____________________

PROJECT DESCRIPTION

The proposal is to construct an approximately 1,137-square-foot addition to the existing 2,447-square-foot single family residence for a total of 3,368 square feet. The new square footage includes a one-story addition on the roof that will be setback 15-feet from the ridge line, featuring a flat roof and simple stucco finish, and a rear addition at the second and (new) third floors. There are no additional changes proposed for the existing front façade.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project at 60 Rico Way will not have a significant impact on the historic resource and the potential historic district. It meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties,* in particular Rehabilitation Standards No. 1, 2, 5, and 9.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

60 Rico Way was constructed as a single-family residence and will remain a single-family residence. The proposed alterations/additions are needed to modernize the small home and bring it to contemporary standards of living. The proposed modifications will have little or no change to the buildings' distinctive materials, features and spatial relationships, for there is no work proposed at the front façade, the addition on the roof is setback, and the rear addition will not be visible from the public right of way.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed addition will not impact the historic character of the property, as it will still read a one-story over garage residence. The addition on the roof is setback from the primary façade and will be minimally visible. No distinctive features, spaces, and spatial relationships will be removed because the addition has been designed and placed in a manner that will read as a secondary structure.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The character-defining features, materials, and craftsmanship will not be impacted by the proposed addition, for it will be setback 15-feet from the façade. The primary façade will not be altered in this proposal, and the rear of the building is plain in nature and does not contain any significant character-defining features.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed addition on the roof is setback from the primary façade and will be minimally visible. It has been designed in a manner that is simple and does not mimic the design or style of the historic resource, and will not overwhelm the historic building and the surrounding homes. The rear addition will not be visible from the public right-of-way, will not remove any significant character-defining features of the building, and is in keeping with the bulk and massing of the adjacent properties.

Standard 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed additions have been designed so that they are minimally visible from the public right-of-way and are located in areas that will not remove any character-defining features. If removed in the future, the essential form and integrity of the single-family house will be unimpaired.

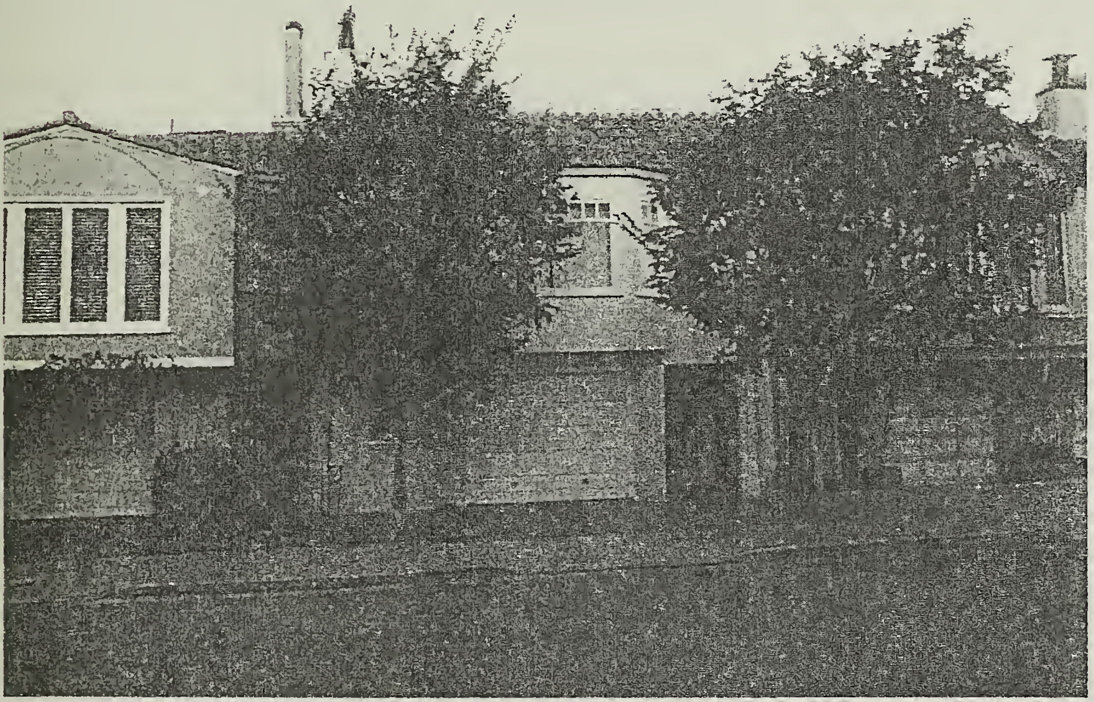
PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8/22/2011

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Glenn Cabrerros, Current Planning

SUPPLEMENTAL INFORMATION FORM
HISTORICAL RESOURCE EVALUATION



SUBJECT PROPERTY

ADDRESS:	60 Rico Way
BLOCK NO.:	0418A
LOT NO.:	022
ZONING CLASSIFICATION:	RH-1

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED
MAY 03 2011
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

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Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

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PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.

b. The information presented is true and correct to the best of my knowledge.

c. I understand that other applications and information may be required.

(For Staff Use Only) Case No. 2011.0475E

Address: 2101-2103 Scott St.

Block/Lot: 1003/056

v.8.9.2010

Signed (owner or agent): ______________________ Date: 05.03.11

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner MICHAEL & LAURIE PIOTRKOWSKI Telephone No. 415.420.2460

Address 435 SHERIDAN AVE, #302 Fax. No.

PALO ALTO, CA 94306 Email BENICE613@GMAIL.COM

Project Contact ROSS HUMMEL Telephone No. 415.355.0095

Company LINEOFFICE ARCHITECTURE Fax No. 415.655.9838

Address 2339 THIRD ST, STE 18 Email ROSS@LINEOFFICEARCHITECTURE.COM

SAN FRANCISCO, CA 94107

Site Information

Site Address(es): 2101 - 2103 SCOTT STREET

Nearest Cross Street(s) SCOTT & SACRAMENTO STREETS

Block(s)/Lot(s) 1003 / 056 Zoning District(s) RH-3

Site Square Footage 2,370 SF Height/Bulk District 40-X

Present or previous site use

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) $250,000 Estimated Cost

Describe proposed use BUSINESS / COMMERCIAL GROUND FLOOR, RESIDENTIAL SECOND FLOOR

Narrative project description. Please summarize and describe the purpose of the project.

HORIZONTAL ADDITION TO AN EXISTING 2-STORY BLDG. THE HORIZONTAL ADDITION WILL OCCUR ON THE SECOND FLOOR OVER AN EXISTING DECK. CHANGES & ADDITIONS TO WINDOWS ON THE EXTERIOR OF THE BUILDING ARE ALSO A PART OF THIS PROPOSAL. BATHROOM ADDITION ON SECOND FLOOR.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______ What type of foundation would be used (if known)? ______	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the **Planning Information Center,** 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,060 SF	1,060 SF	+620 SF	1,680 SF
Retail	0	0	0	0
Office	1,780 SF	1,780 SF	0	1,780 SF
Industrial	0	0	0	0
Parking	0	0	+ 200 SF	200 SF
Other (specify use) OUTDOOR DECK Total GSF	580 SF	340 SF	- 240 SF	340 SF
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	0	0	1	1
Loading spaces	1	1	0	1
Number of buildings	1	1	0	1
Height of building(s) AVG @ SCOTT ST	26'-7"	26'-7"	0	26'-7"
Number of stories	2	2	0	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

N. Moses Corrette

class 1

8/23/2011

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Moses Corrette
(415) 558-6295
moses.corrette@sfgov.org

Project Address: **2101 Scott Street**
Block/Lot: 1003/056
Case No.: **2011.0475E**

Date of Review: June 13, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The parcel is located on the northwest corner of Scott and Sacramento Streets on a block bound by Clay Street to the north, Divisadero Street to the west, Sacramento Street to the south, and Scott Street to the east in the Pacific Heights neighborhood. The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40 -X Height and Bulk District. The ground floor contains a Limited Commercial Use (LCU) office.

An unknown builder constructed 2101 Scott Street circa 1878. The present building consists of three separate buildings, now joined into one; together they have been altered several times, and no longer display an architectural style. 2101 Scott Street is a two-story, stucco-clad wood-frame residential-over-commercial building with a single-story "L"-shaped wing to the north. It consists of an original 1878 square-plan, two-story structure on the corner, with a 1913 shop measuring 11 feet by 15 feet adjacent to the north along Scott Street, and a c. 1950 single-story former residential building to the north and west. The Scott street façade faces east and features a fixed display window on the left, and a recessed modern glazed and metal commercial entrance on the right side of the main portion. The second story is fenestrated with two symmetrically placed six-light aluminum sash casement windows. The 1913 shop is a single-story, stucco-clad structure with a stepped parapet and twelve fixed windows. The c. 1950 building is clad in wood, and features a pair of wide glazed wood doors and a plain high parapet. It is recessed towards the back of the lot, and is separated from the street by a concrete paved driveway.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further

Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1879).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

San Francisco's Pacific Heights neighborhood is defined as the thirty-six blocks bounded by Franklin, Fillmore, California, and Broadway Streets. 2101 Scott Street is located toward the northwest corner of the neighborhood.

Pacific Heights became part of San Francisco in the 1850s through the Van Ness Ordinance, which created the Western Addition, a tract encompassing five hundred blocks between Larkin and Divisadero Streets. Between the 1850s and the 1870s, Pacific Heights was sparsely developed with a handful of dairy farms north of California Street, and several large weekend retreats for prominent businessmen on the blocks south of California Street. The rest of the district largely consisted of sand dunes and chaparral. The 1869 U. S. Coastal Survey map of San Francisco shows that only California and Sacramento Streets had been graded into the area from downtown, and the nearest horse car line operated along Polk and Sutter Streets.

Between the 1870s and the turn of the 20th century, Pacific Heights developed into a prestigious suburb for the downtown establishment as streets were graded and cable car lines extended westward. The blocks adjoining the cable car lines were quickly subdivided and built up by owner-occupants or builder-developers. Of the latter, the Hinkel family was one of the most prolific, as were The Real Estate Associates, a company which developed a three-block parcel of land between Sacramento, Clay, Webster and Pierce Streets in the early 1870s. More prevalent, however, were the individuals that contracted with builders and architects to construct their own dwellings. These houses typically fell into two categories: ornate three-story mansions on corner lots; and two-story, two-bay dwellings with bay windows on lots in the middle of the block.

Few of these extravagant Victorians survive, as many were demolished within a generation due to the rapidly accelerating property values in what had become San Francisco's most fashionable neighborhood. The buildings that took the place of the corner Victorians were of two basic kinds: elegant "community" or owner-occupied flats designed by fashionable architects, such as Edward E. Young and C.A. Meussdorfer, and apartment blocks of twenty to sixty units. Many of the latter were designed by H.C. Baumann. These buildings were designed in a variety of styles, ranging from Renaissance Revival to Spanish Colonial to the newly introduced Art Deco.

The Stock Market Crash of 1929 and ensuing Depression halted the construction of large apartment buildings. During World War II, the population of the City dramatically increased with an influx of workers. Many of the surviving Victorians in Pacific Heights were converted into boarding houses to accommodate working people, but when building activity revived in the 1950s, most of the remaining nineteenth-century residences were rapidly demolished. The new buildings constructed in the 1950s were generally stuccoed multi-story apartment buildings with little ornament other than balconies and large picture windows.

The neighborhood immediately surrounding 2101 Scott Street is primarily residential with a few businesses including the subject property. Buildings in this neighborhood date from a variety of eras and many predate the 1906 Earthquake and Fire. The block containing 2101 Scott Street was dominated by two-story, single-family dwellings. In the hundered-plus years since the 1906 earthquake, the area is now dominated by four-story, multi-family residential buildings of varying ages and architectural styles. Few pre-1906 buildings in the area survive today.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is eligible for the California Register of Historical Resources based on the following Criterion(s):

Criterion 1 - Events:	☐ Yes	☒ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Design/Architecture:	☐ Yes	☒ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
If Yes, Period of significance:	N/A		

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the consultant, Tim Kelley, and found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

According to Spring Valley Water Records, 2101 Scott Street was constructed in 1878. Sanborn maps from 1893, 1899 and 1905, as well as city directories from the period show that the property was originally a small corner store, with a residence above, with an awning spanning both street frontages, and a small shop adjacent to the north. By 1913, the awnings were removed, and the building expanded to envelop the small shop. A 1914 building permit shows that the second building on the lot was constructed further north on the lot, to be used as a shop. By the mid-1950s, a third building was erected on the lot, and the shop was used as a garage. By the 1970s, the third building was altered to contain a garage, and the garage building was returned to use as a shop. While the number of substantial alterations is greater than most buildings, they do not represent a significant event, use or pattern of history of significance.

Additional research has not revealed that any significant events occurred on the property, thus the building is not eligible for listing on the California Register under this Criterion.

The development period of the Pacific Heights neighborhood spans approximately 60 years (1870 – 1929) and is represented by a large variety of architectural styles. As a whole, this prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City, although certain spurts of development within this period may be considered significant events.

The development of 2101 Scott Street falls towards the end of the period where Pacific Heights was transitioning from a rural area to an urban neighborhood. While the early use of the area as farmland and its slow transition to an urban neighborhood contributes to the city's development history, there does not appear to be a collection of buildings from this extended period that represents a significant event or series of events.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 2101 Scott Street is not eligible under this Criterion.

Criterion 2: **It is associated with the lives of persons important in our local, regional or national past.**

Several members of the O'Sullivan family beginning with James J. O'Sullivan owned the building from 1877 through 1953. The O'Sullivan family periodically lived in the residential unit during their ownership; otherwise the residential unit was rental income. 1878 is the only year James O'Sullivan resided at the subject property. He moved to San Luis Obispo, CA shortly after 1878. Sam Manley purchased the property in 1953 and operated an upholstery business and resided at the subject property. Manley sold the property to Mark and Gretchen Sackett and the current owner purchased the property in 2010. The following is a list of commercial occupants:

1880 – Herman E. Hempel and Daniel W. Emerson manufacturer of boots and shoes
1881 - 1889 – Herman E. Hempel grocery & liquors
1890 - 1893 – Henry Bischoff & Ralph Ohe, Ohe & Bischoff grocery & liquors
1894 -1913 – Claus Kolby grocery & liquors
1897 -1905 – Herman Therkorn shoemaker
1913 -1914 – Hans Mohr shoemaker
1915 -1916 – Florence Vickerson grocer
1920 -1924 – Henry Mohr shoemaker and shoe repair
1922 -1929 – Charles Ulmer grocer
1931 -1937 – Greenstein Upholsterer and Interior Design
1948 - 1949 – Louis Wahl contractor
1953 - 1962 – Manley Upholstery
1961 – 1965 – Swiss Domestic Agency
1964 – 1982 – Speed Queen Laundry

Records show that none of the property owners or tenants of the building are important to the local, regional or national past. Therefore, 2101 Scott Street is not eligible under Criterion 2.

Criterion 3: **It embodies the distinctive design or architectural characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

2101 Scott Street consisted of three separate buildings as described above. The property was constructed in 1878, 1914 and the mid-1950s, and as presently unified into a single structure, it does not appear to be eligible for listing on the California Register as an individual resource under Criterion 3. These buildings represent few of the distinctive characteristics of its style and period and do not possess high artistic value.

2101 Scott Street does not appear to relate to any potential historic district or important context in the neighborhood. There are a variety of residential building types and architectural styles located within the area, including late 19th-century and early to mid-20th-century houses, flats, and apartments, which result in a generally mixed architectural character. The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district.

It is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Workmanship:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Setting:	☐ Retains	☐ Lacks	**Association:**	☐ Retains	☐ Lacks
Materials:	☐ Retains	☐ Lacks			

The subject building is not eligible for the California Register; therefore and investigation into its integrity was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include the following:

- N/A

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historical Resource Present

If there is no historical resource present, please have the Senior Preservation planner review, sign, and process for the Environmental Division.

☐ **Property is not a Historical Resource but is located within a California Register-eligible historic district**

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

☐ Historical Resource Present

If a historical resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

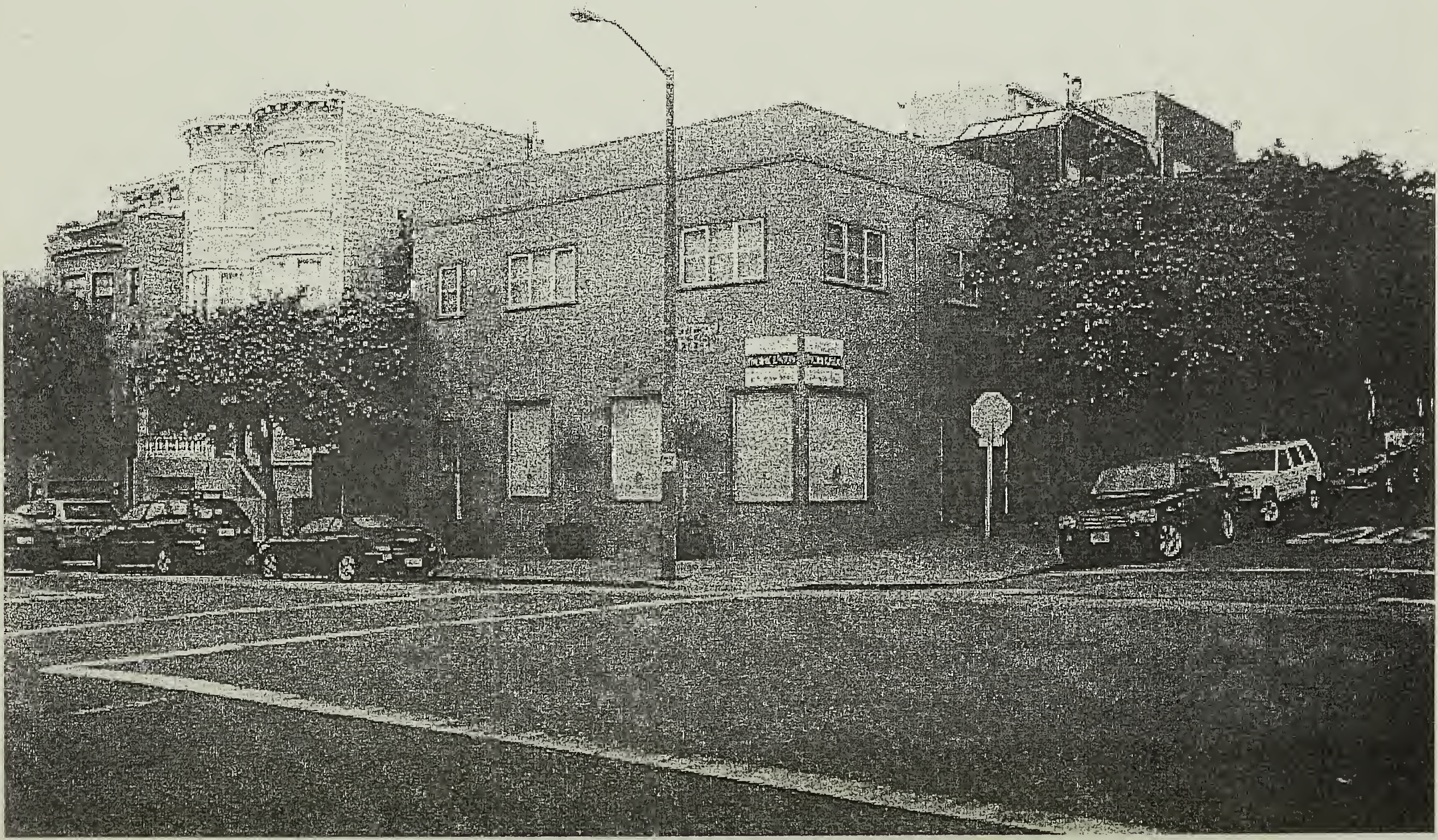
Signature: ____________________ Date: 7/11/2011

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Project planner, if applicable

NMC: *I:\Cases\2011\2011.0475\HRER response 2011.0475E.doc*

SEE LOCATION MAP ON ARCHITECTURAL DWG SET 6/G1.0



1 - SOUTHEAST LOOKING NORTHWEST (SOUTH & EAST BUILDING ELEVATIONS)

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

11
1
124/11

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

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DOCUMENTS DEPT
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SAN FRANCISCO
PUBLIC LIBRARY

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):
Date: 4 · 1 · 2011
(For Staff Use Only) Case No. 2011.0374E
Address: 54 CRAGMONT AVE
Block/Lot: 2130A / 001M

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner BROOKE RIEDLINGER
Telephone No. 415 · 203 · 6547
Address 54 CRAGMONT AVE
SAN FRANCISCO 94116
Fax. No. 415 · 970 · 2299
Email BROOKE@PLANTITEARTH.COM

Project Contact LISA HARVEY
Telephone No. 415 . 648 · 4812
Company HARVEY ARCHITECTURE
Fax No.
Address 28½ PRECITA AVE
SAN FRANCISCO 94110
Email LAHARVEY@MINDSPRING.COM

Site Information

Site Address(es): 54 CRAGMONT AVE
Nearest Cross Street(s) QUINTARA
Block(s)/Lot(s) 2130A / 001M
Zoning District(s) RH1
Site Square Footage 3563 SQ. FT.
Height/Bulk District 35' BACK 30' FRONT
Present or previous site use
Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe)
Estimated Cost $ 55,000.

Describe proposed use ADD NEW DECK AT 2ND LEVEL + REBUILD EXISTING DECK AT 1ST LEVEL

Narrative project description. Please summarize and describe the purpose of the project.

NEW STUCCO, NEW WINDOWS + REPLACEMENTS + NEW EXTERIOR DOORS

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________________ What type of foundation would be used (if known)? ____________________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?	☐	☒
If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1855	1855	0	1855
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	1855	1855	0	1855
Dwelling units	1			
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings	1			
Height of building(s)	25.7 FRONT 27.4 BACK			
Number of stories				

Please describe any additional project features that are **not** included in this table:

EXISTING DECK AT 1ST LEVEL TO BE REBUILT + NEW DECK ON 2ND LEVEL TO BE BUIL

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO
PLANNING DEPARTMENT

Historical Resource Review Form

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Address of Project: 54 Cragmont Avenue

Cross Streets: Quintara Block/Lot: 2130A / 001M

Case No. 2011.0374E Permit No. 2011.01.10.8148

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

☒ Class 1 – Existing Facilities: Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.

☐ Class 3 – New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

☒ Category A: Known Historical Resource	**Proceed to Step 3.** Preservation Technical Specialist Review
☐ Category B: Potential Historical Resource	**Proceed to Step 3.**
☐ Category C: Not a Historical Resource	**Proceed to Step 4.** No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: Rev. 7.15.11

☒ Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.

☐ Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.

☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessibly spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the *historic* windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows, No. 96.2.*
	8. Installation of garage opening that meets the requirements of the *Guidelines for Adding Garages and Curb Cuts*
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150′ in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150′ in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
mes	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the *Secretary of the Interior Standards for the Treatment of Historic Properties.*
	16. Misc.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application.*

Notes: Revised project is for a rear horizontal addition that is minimally visible from the street. Project complies with Standards.

Planner Name: Sharon Lai

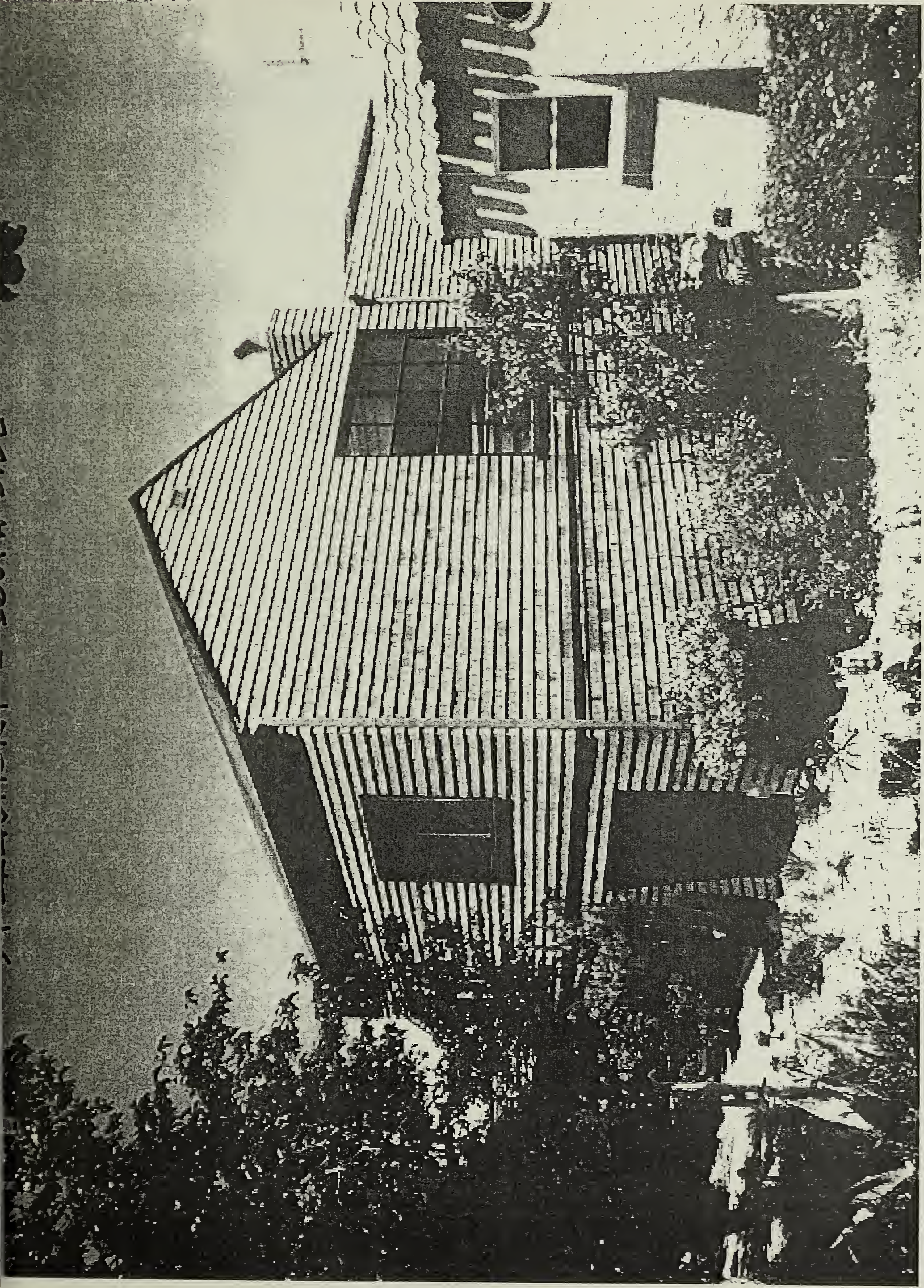
Signature: __________ Date: __________

Preservation Technical Specialist Name: Michael Smith

Signature: __________ Date: 8.24.11

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].



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PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.: **2011.0551E**
Project Title: **Ordinance Nos. 110547 and 110548: Zoning – Uses, Signs, Building Features, Floor Area Ratio, Parking, and Compliance in Specified Use Districts**
Location: Citywide
Project Sponsor: Supervisor David Chiu, District 3, San Francisco Board of Supervisors
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

PROJECT DESCRIPTION:

The project is two Board of Supervisors (BOS)-proposed ordinances. BOS #110547 would amend the Zoning Map by (1) adding blocks and lots to the Washington-Broadway Special Use District (SUD) 1; (2) adding blocks to the Waterfront SUD 2; (3) deleting blocks and adding lots to the Waterfront SUD 3; (4) making the boundaries of the Special District for Sign Illumination on Broadway co-extensive with the Broadway Neighborhood Commercial District; (5) deleting the Van Ness Special District for Sign Illumination; and (6) adding The Embarcadero from Taylor Street to Second Street to the Special District for Scenic Streets. BOS #110548 would amend the San Francisco Planning Code by repealing Sections 136.2, 136.3, 158, 187, 249.15, 263.2, 263.3, 602.25, 602.26, 607.3, and 607.4 and amending various other sections. [Continued on following page.]

F
241
#1
/25/11

EXEMPT STATUS:

General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3)).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

August 25 2011

Bill Wycko
Environmental Review Officer

Date

cc: Aaron Starr, Neighborhood Planner
Supervisor David Chiu, District 3

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

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PROJECT DESCRIPTION (continued):

The proposed project would: (1) increase the amount of principally permitted parking spaces for dwellings and modify floor-area controls in RC-4 (Residential-Commercial Combined, High Density) and C-3 (Downtown Commercial) Districts; (2) make off-street parking requirements in the Van Ness Special Use and RC-3 (Residential-Commercial Combined, Medium Density) Districts consistent with those of RC-4 Districts; (3) eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; (4) allow exceptions from required parking requirements and expand bicycle parking requirements throughout the City under specified circumstances; (5) amend the restrictions on off-street parking rates in C-3 Districts and extend them to additional zoning districts; (6) revise sign, awning, canopy and marquee controls in specified zoning districts; (7) increase the permitted use size for limited corner commercial uses in RTO (Residential, Transit Oriented Neighborhood) and RM (Residential, Mixed) Districts, and allow reactivation of lapsed limited commercial uses in Residential Districts; (8) revise the boundaries of and modify parking and screening requirements in the Washington-Broadway and Waterfront SUDs; (9) modify controls for uses and accessory uses in Commercial and Residential-Commercial Districts; (10) permit certain exceptions from exposure and open space requirements for designated and contributory historic buildings throughout the City; and (11) modify conformity requirements in various use districts.

The legislation involves approximately 225 changes to the Planning Code, the bulk of which are clerical changes that would simplify the Planning Code by removing obsolete sections, consolidating controls for a single use or feature into a single code section, and harmonizing similar definitions and controls across use districts. Other clerical changes are proposed to address errors in the Planning Code, such as incorrect cross references to other Code sections. The proposed non-clerical changes are discussed below.

Density, Floor Area Ratio, and Open Space in C-3 Districts and the Van Ness SUD. The proposed project would remove the conditional use requirement for higher residential density in the C-3 Districts; exempt affordable housing from gross floor area ratio limits in the C-3 Districts and the Van Ness SUD; permit transferred development rights from any eligible site in a C-3 District and from the South of Market Extended Preservation District to be applied to any site in a C-3 District; count space dedicated to parking that exceeds principally permitted amounts, or parking located above ground, to floor area ratio (FAR) calculations in C-3 Districts (currently, parking up to 150 percent of what is principally permitted is exempt from FAR calculations); exempt bicycle parking from FAR calculations; and extend public open space requirements in C-3 Districts to projects that are primarily retail.

Parking and Automotive Uses. The proposed project would increase the number of principally permitted parking spaces from one for every four units to one for every two units in C-3 Districts, and from three for every eight units to one for every two units in RC Districts; decrease the minimum number parking spaces required in RC-3 Districts and the Van Ness SUD from one space per unit to one space for every four units; eliminate minimum parking requirements for the Chinatown Mixed Use Districts and North Beach Neighborhood Commercial Districts; permit exceptions from parking requirements where providing required parking would remove a transit stop, compromise a building's earthquake safety or create a geologic hazard; amend the pricing requirements for commuter parking to permit a discounted daily rate for use outside commute hours, and to extend these requirements to commuter parking in

Residential-Commercial and South of Market Mixed Use Districts and the Washington-Broadway SUD; expand bicycle parking requirements to include all uses; extend transportation brokerage requirements (that specify means to reduce commute travel by single-occupant vehicles) to all non-residential projects over 100,000 square feet in Commercial and Mixed Use Districts; consolidate various automotive use definitions in Commercial (C), Industrial (M), and Production, Distribution and Repair (PDR) Districts with those for Mixed-Use Districts; remove exceptions permitting non-accessory parking above the ground floor, and permitting exceptions from parking screening requirements, in C-3 Districts; consolidate the conditional use findings for non-accessory parking in C-3 Districts in a single section; and allow automobile service stations on transit-priority and major pedestrian streets to be converted to another use without conditional use authorization, and amend the conditional use criteria for conversion to include consideration of transportation impacts of the existing and proposed use.

Sign, Awning, Canopy, and Marquee Controls. The proposed project would permit awnings, canopies, and marquees in PDR Districts; consolidate awning, canopy, and marquee controls for all use districts into a single section; permit awnings to be made of cloth, glass, and metal, but not of plastic; conform signage controls in Residential Districts with those of Neighborhood Commercial Districts, and to prohibit general advertising signs in the few RC and NC Districts where they are currently permitted; remove the special sign districts permitting blinking, flashing, and rotating signs from the Van Ness Corridor and from the portion of Broadway in the Chinatown Community Business District; prohibit roof signs, other than historic signs, in Commercial Districts, to prohibit temporary general advertising signs around Union Square, and to limit business signs to 40 feet in height in C-3 districts; permit window signs and small projecting signs, decrease the permitted size of wall signs, and limit sign illumination to business hours for limited commercial uses in Residential Districts; add The Embarcadero to the list of scenic streets where certain sign requirements apply, and to exempt historic signs from the sign size limits for scenic streets; consolidate procedures for designating, altering, and reconstructing historic signs, and exempt historic signs from height limits on signs; modify the definitions of window signs and business signs; and remove certain provisions from the Market Street and Upper Market Sign Districts which duplicate or conflict with sign controls for the underlying use districts.

Limited Commercial Uses in Residential Districts. The proposed project would increase the maximum size of new limited corner commercial uses permitted in RTO, RM-3 and RM-4 districts from 1250 to 2500 square feet, and permit them to extend more than 50 feet from a street corner; require conditional use authorization to convert all or part of a dwelling to a limited corner commercial use; permit limited commercial uses to be reestablished in spaces that were in a commercial use before 1960, that have not been converted to a dwelling, and that conform to current code requirements, with conditional use authorization; and define commercial uses conditionally permitted in historic buildings in Residential Districts as those permitted in an NC-1 district rather than an RC-1 district.

Washington-Broadway and Waterfront SUDs. The proposed project would consolidate the two Washington-Broadway SUDs into a single district, limited to the C-2-zoned areas between Washington and Broadway Streets; permit exceptions to reduce parking requirements in Waterfront SUD #3; remove parking screening requirements for the Waterfront SUDs, so that the citywide screening requirements of Section 143 apply; and delete height limit exceptions for buildings on piers in 84-foot height districts, as such height limits no longer exist on the historic piers.

Conformity, Changes of Use, and Other Building Requirements. The proposed project would expand the exception from residential density limits and minimum parking requirements when converting non-conforming uses in existing buildings to residential uses in all districts where residential uses are principally permitted; permit exceptions from dwelling unit exposure and residential open space requirements when converting historic buildings to residential use; remove the exception for parking lots in C-3 districts from the conformity requirements for uses not in an enclosed building; prohibit construction of basement spaces under public streets and alleys; permit the Planning Department to require, as a condition of approval, that non-conforming encroachments onto public rights-of-way be removed or brought into conformity with current standards when projects are newly constructed or undergo major additions or major changes of use; extend rooftop screening requirements to Chinatown Mixed Use Districts; and permit dwellings to face onto alleys as narrow as 20 feet, rather than 25 feet.

REMARKS:

Many of the proposed changes to the Planning Code and Zoning Map would not result in physical environmental impacts, such as clerical changes that simplify or correct the Planning Code. The following is an analysis of the proposed project by resource topic.

Aesthetics: For non-conforming uses in residential districts, the proposed project would limit the size of signs and sign illumination outside of business hours; and would discourage inactive street-fronting uses like storage or garage doors on prominent corner lots. These proposed changes would not result in an adverse aesthetic effect on residential areas with non-conforming commercial uses. Furthermore, the proposed more restrictive signage controls, such as a citywide prohibition of new blinking signs, removal of exemptions for general advertising signs in commercial districts, and prohibition of roof signs in Neighborhood Commercial Districts also would not result in adverse aesthetic effects on the visual character and quality of the City. The proposed project would not affect a scenic resource or vista, nor would it create new sources of substantial light or glare, or cast shadows. Thus, there would be no significant adverse impacts related to visual character resulting from the proposed project.

Population and Housing: The proposed project would exempt affordable housing from certain floor area ratio limits, which may result in the creation of more affordable housing units and the inclusion of affordable units in market rate residential projects rather than off site. Also, the proposed project would allow buildings that have non-conforming uses (i.e., older storefronts) to be converted to residential uses by waiving certain open space and exposure requirements. Citywide, there are currently approximately 2,000 non-conforming limited commercial use buildings in residential districts. The proposed project would allow some of these units to convert to residential use. This incremental growth in residential infill units could be met by the city's existing infrastructure and is consistent with city and regional housing goals.

Historical Resources: The proposed project would encourage the preservation and reuse of existing buildings by facilitating the conversion of non-conforming uses to residential uses. It would also limit the size of signage in historic districts, with exemptions for historic signs. These changes would not result in adverse impacts on historic districts.

Transportation and Circulation: The proposed project would not generate new travel demand or reduce roadway capacity, nor result in adverse effects on the overall transit capacity. The proposed project would reduce parking requirements in dense and transit-rich neighborhoods and encourage walking, cycling, and public transit, and make efficient use of scarce land.

The proposed legislation would include changes to parking controls in C-3 (Downtown) districts. More parking would be permitted, but with a lower threshold for conditional use authorization required in more cases. Other proposed parking-related changes include the reduction of off-street parking requirements in Chinatown, North Beach, and lower Broadway areas; the reduction of residential parking requirements in the Van Ness corridor; the removal of parking requirements in the North of Market Residential SUD; the allowance of administrative exceptions from minimum parking requirements in the Fisherman's Wharf area (Waterfront SUD #2); and facilitation of the conversion of automobile service stations located on important transit and pedestrian streets to other compatible uses. The proposed project would not create transit-oriented districts in the Sunset District or elsewhere in the city. San Francisco does not consider parking supply as part of the permanent physical environment. Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment.

Greenhouse Gas Emissions/Energy Resources: The proposed project would encourage the preservation and reuse of existing buildings, rather than their demolition and new construction; this may foster sustainability by conserving the energy and materials embodied in these buildings. In addition, by discouraging parking, the proposed project would encourage walking, cycling, and the use of public transit, thereby resulting in fewer greenhouse gas emissions citywide.

Neighborhood Concerns: A "Notification of Project Receiving Environmental Review" was mailed on July 1, 2011, to community organizations and interested parties requesting comments concerning the potential environmental effects of this project. One commenter requested more information on how the proposed legislation would affect parking, traffic, and businesses along the Van Ness corridor; and another commenter wanted to know how the proposed legislation would affect the Sunset District, and specifically whether it would create transit-oriented districts. These topics are addressed in the remarks above.

Conclusion: CEQA State Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As discussed above, the project would not result in significant environmental effects. Thus, the proposed project is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).

Date received:

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Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

(For Staff Use Only) Case No. 2011.0764E

Address: 43 Clifford Terrace
Block/Lot: 2628/069

v.8.9.2010

Signed (owner or agent): Date: 6.16.11

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Gary Sokol	Telephone No.	566-5946
Address	43 Clifford Terrace	Fax. No.	
	San Francisco,CA	Email	gary_sokol@yahoo.com
Project Contact	Michael Harris	Telephone No.	415-243-8272
Company	MIchael Harris-Architecture	Fax No.	415- 543-8679
Address	101 South Park	Email	mharris@mbh-arch.com
	San Francisco		

Site Information

Site Address(es): 43 Clifford Terrace

Nearest Cross Street(s): Rosevelt Way

Block(s)/Lot(s)	2628/069	Zoning District(s)	RH-2
Site Square Footage	2374	Height/Bulk District	40-X

Present or previous site use: rescidence

Community Plan Area (if any):

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☒ Other (describe) in fill below existing 2nd floor Estimated Cost $50,000

Describe proposed use: moify entry add half bath

Narrative project description. Please summarize and describe the purpose of the project.
In fill portionbelow exisitng 2nd floor to create half bath and entry of approximately 56 s.f.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.**	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2987	2987	56	3043
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)	0	0	0	0
Total GSF	2987	2987	56	3043
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	36' +/-	36' +/-	0	36' +/-
Number of stories	2	2	0	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW.

CLASS 1: MINOR ALTERATION OF EXISTING PRIVATE STRUCTURE INVOLVING NEGLIGIBLE EXPANSION OF USE.

8/30/11

Approved Planning Dept. Matt Weinraub

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Matt Weintraub
(415) 575-6812
matt.weintraub@sfgov.org

Project Address: **43 Clifford Terrace**
Block/Lot: 2628/069
Case No.: **2011.0764E**

Date of Review: August 22, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 43 Clifford Terrace is a single-family dwelling that was constructed in 1912, according to records of the San Francisco Assessor and the Department of Building Inspection. 43 Clifford Terrace is a two-story over basement, frame residence designed in the Mediterranean Revival style by architect Edward E. Young, and constructed by builder M.A Little, for its original owner/occupant, Vivian Trevillian. Architectural features of the subject building include: plaster (stucco) exterior walls; distributed rectangular massing and multiple, broken rooflines; low-slung roofs with eaves and exposed rafters; arched entry and window openings; divided-light wood sash; entry porch/arcade with rooftop deck (enclosed); square bell-tower/arcade at the third story (enclosed); and brick chimney. The subject building is located on a sloping, irregularly shaped "flag" lot that is 2,250 square feet in area with approximately 79 feet of linear street frontage. Site features include low walls, landscaping, and an up-sloping driveway that leads to an integrated basement-level garage at the rear of the building.

43 Clifford Terrace is located on the south side of Clifford Terrace, between Upper Terrace and Roosevelt Way, in the Corona Heights neighborhood, within a RH-2 (Residential, House, Two-Family) Zoning District, a 40-X Height and Bulk District, and a Scenic Special Sign District.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property at 43 Clifford Terrace consists of one-, two-, and three-story residential buildings that were constructed at various times during the late 19th century and 20th century, with the majority of buildings constructed during the mid-20th century. Residential buildings vary in size and density, including single-family dwellings, flats, and apartments. Architectural influences that are apparent in the area include Queen Anne, Craftsman, Edwardian, Mission Revival, Mediterranean Revival, and Modern, with many buildings characterized as simplified and/or vernacular variations of these architectural styles. The area does not exhibit a single predominant architectural character, period of development, or unifying pattern of development. The area contains a curvilinear block/lot layout that results from the steeply sloping terrain.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 43 Clifford Terrace is not included in any historic resource surveys or listed in any local, state or national registries. The subject property is not located within any designated or identified historic districts. Previously, the Department's 1976 Architectural Survey identified several individual properties in the area (not including the subject property) as potential individual architectural resources, none of which are located within visual proximity of the subject property. The 1976 Architectural Survey did not include evaluations of potential historic districts. Also, on January 11, 2011, the Department issued a Historical Resource Evaluation Response (HRER) for a proposed project at 75 Clifford Terrace, which is located on the same block as the subject property at 43 Clifford Terrace. The HRER did not identify any potential historic districts in the vicinity of 75 Clifford Terrace.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building is considered to be a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because it is more than 50 years of age (constructed in 1912).

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Based on the California Register of Historical Resources (California Register) criteria, Department staff finds that the subject building at 43 Clifford Terrace does not appear to be eligible for inclusion in the California Register as an individual historic resource or as a contributor to a historic district, because it is not significant under any of the California Register criteria.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following reports:

☐ *43 Clifford Terrace, Supplemental Information Form*, by Page & Turnbull, Inc., dated June 2, 2011.

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject building and the project.

Included is an evaluation of the subject property at 43 Clifford Terrace, which is not eligible for the California Register of Historical Resources, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: none	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: none ☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 43 Clifford Terrace is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building is not known to have been influential or representative of any significant patterns of development in the area. The subject building is not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject building at 43 Clifford Terrace is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 43 Clifford Terrace is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the subject building was owned and occupied by various individuals during its history. None of the historic owners and/or occupants of the subject building are known to have been important individuals in the history of the City, the State, or the nation. The original owner/occupant of the subject property, Vivian R. Trevillian, is known only as a "widow" at the time of construction, and subsequent owner Carl Leonhardt (presumed married to Vivian R. Leonhardt *nee* Trevillian) is known as proprietor of the Casino Hotel. Other occupants of the subject property are known to have engaged in occupations as auditor, machinist, stenographer, salesman, and seaman. Therefore, the subject building at 43 Clifford Terrace is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 43 Clifford Terrace is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). There is no available information to indicate that the subject building embodies a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. The architect of the subject property, Edward E. Young, was a prolific local designer who does not appear to qualify as a "master". According to *43 Clifford Terrace, Supplemental Information Form*, by Page & Turnbull, Inc., dated June 2, 2011, page 15:

> During his prolific architectural career spanning nearly thirty years, Young designed nearly 600 residential buildings. Many of these are found in groups of two, three, or four adjacent buildings, designed for a loyal set of developer clients. His apartment buildings are his most dominant legacy, beginning in 1906 with shingled Edwardian structures and progressing to multi-story, flat-front Mediterranean Revival luxury buildings. Many of Young's designs include triple-arched flat-front windows across the primary façade, and he is distinguished as one of the primary San Francisco architects of his time to reject the ubiquitous use of bay windows.

While the subject building is a luxury home that displays Mediterranean Revival style, including triple-arched openings (as well as a shallow bay window), it does not appear to be an important representation of Young's work. Several residential apartment buildings and hotel buildings that are found in the Pacific Heights and Tenderloin neighborhoods of San Francisco may be considered as better, more important representations of Young's substantial body of work. High artistic expression is not apparent in the overall design of the subject building, and it does not qualify as an important or representative individual example of architecture from the period. (The subject building is evaluated in its current condition, which exhibits past physical alterations that may have diminished any architectural significance that was present in its original construction.)

Furthermore, the subject building is not part of any significant grouping of physical properties that may be considered to be a potential historic district. Although the area may be generally classified as high-end residential, the subject property was not constructed as part of any of the "residence parks" that were constructed nearby at approximately the same time, such as Ashbury Park Tract or Ashbury Terrace. The subject property and other properties in the immediate vicinity developed independently of each other. The subject property does not appear to contribute to any significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Therefore, the subject building at 43 Clifford Terrace is determined not to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 43 Clifford Terrace is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building at 43 Clifford Terrace was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject building at 43 Clifford Terrace was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8/29/2011

Tina Tam, *Senior Preservation Planner*

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: **2010.0948E**
Project Address: **527-529 Stevenson Street aka 550/560 Jessie Street**
Zoning: C-3-G (Downtown General Commercial) District
120-F Height and Bulk District
Block/Lot: Block 3703/ Lot 012
Lot Size: 10,646 square feet
Project Sponsor: David Silverman, Reuben & Junius, LLP – 415 567-9000 representing Henry Wong, Golden True Garment USA – 415 812-7233
Staff Contact: Jeremy D. Battis – 415 575-9022
jeremy.battis@sfgov.org

SF
P41
#1
8/31/11

PROJECT DESCRIPTION:

The proposed project would convert a vacant, existing approximately 42,600-square-foot (sq-ft), 4-story, approximately 61-foot-high, industrial building constructed in 1922 to 67 residential units over 210 sq ft of ground-floor office space. Nine tandem at-grade parking spaces within a 1,013-sq-ft garage area, accessed from Jessie Street, would be added via the conversion of an existing loading area. The proposed project's two new center courtyards would consist of about 1,900 sq ft in area. The modified building's circulation areas would total about 1,300 sq ft, while wall repartitioning would result in a reduction of about 8,077 sq ft of floor area. In total, 23,900 sq ft of area would be converted to private residential space with another 6,200 sq ft of area reserved for common residential areas. The project site is a through lot on the south side of Stevenson Street and has rear frontage on Jessie Street—both midblock east-west streets—within the block bounded by Market Street to the north, 6th Street to the east, Mission Street to the south, and 7th Street to the west in the South of Market neighborhood. The proposed project would require exceptions from the Planning Code as provided by Section 309 for not meeting dwelling unit exposure and rear yard requirements.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines, Section 15332]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

August 31, 2011
Date

GOVERNMENT
DOCUMENTS DEPT

SEP - 9 2011

SAN FRANCISCO
PUBLIC LIBRARY

cc: David Silverman, Project Sponsor
Jane Kim, Supervisor, District 6
R. Crawford & B. Bollinger, Planning Dept.

Exemption/Exclusion File
Distribution List
Bulletin Board / M.D.F.

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the subject 42,600-sq-ft, four-story industrial building, constructed in 1922, is not a historic resource for the purposes of CEQA.

The Planning Department determined that the existing "utilitarian in design"[1] building, proposed for interior modifications and a conversion from industrial to residential and office uses, is not eligible for the California Register, and therefore is not a historic resource as defined by CEQA. It was further determined that the proposed project would not result in a potential adverse impact on any surrounding historic resources or nearby historic district.[2]

Because the proposed project would not result in a significant impact on a historic resource, the project may be deemed exempt from environmental review if other criteria are satisfied. As described above, the project meets the CEQA criteria for exemption from environmental review under Class 32.

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption for projects characterized as in-fill development meeting the conditions described below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.

The project site is within a C-3-G (Downtown General Commercial) zoning district, in which the proposed residential and office uses are permitted. The site's 120-F height and bulk district would allow for the existing building's height of 61 feet, which would not change. The proposed project's residential and office uses are consistent with the area's General Plan designation.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site, consisting of a through lot fronting onto both Stevenson and Jesse Streets, is within the block bounded by Market Street to the north, 6th Street to the east, Mission Street to the south, and 7th Street to the west. Located in the South of Market neighborhood, the area is a developed district of San Francisco with uses primarily consisting of office, retail, residential, and some heavy commercial/light industrial uses. Thus, the proposed project would be characterized as in conformance with existing uses and the character of the neighborhood. The project site size is 10,646 sq ft or about one-quarter acre, well under the five-acre limit.

(c) The project site has no value as habitat for rare, threatened, or endangered species.

The project site is covered by the existing building. There is no substantial vegetation on the site. Thus, the site has no value as habitat for rare, threatened, or endangered species.

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[1] *Historic Resource Evaluation Response* (HRER) memorandum for 529 Stevenson Street, San Francisco, CA, by Moses Corrette, San Francisco Planning Department, April 15, 2011. (*attached*).

[2] *Ibid.*

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality..

Traffic

Based on the residential and office uses trip generation rates in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project would generate an estimated average daily 506 person-trips, including about 87 daily person-trips during the p.m. peak-hour. These p.m. peak-hour person-trips would be distributed among various modes of transportation, including 108 automobile person-trips, 199 transit trips, 170 walking trips, and 29 trips by other means, including bicycle, motorcycle, and taxi. In the p.m. peak hour, the proposed residential and office uses would generate approximately 14 private auto vehicle-trips.

Because the proposed project would result in an increase of approximately 14 private auto vehicle-trips, over existing conditions, during the p.m. peak hour, such an incremental rise would not be considered a substantial traffic increase relative to the existing capacity of the surrounding area's street grid. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers.

Parking

The existing building contains a loading area that would be converted to nine tandem parking spaces with the proposed project. Section 151 of the *Planning Code* does not require off-street parking for residential use in the C-3 district and principally permits one parking space per four units. Offices uses of less than 5,001 sq ft of occupied floor area are exempt from parking requirements within the C-3 district. The proposed project, with nine parking spaces and 67 units, would therefore comply with *Planning Code* requirements. Freight loading is not required for residential use within the C-3 district, and for office use is required at 0.1 spaces per 10,000 sq ft of area. Thus, the proposed project would not require freight loading. The parking demand generated by the proposed project has been estimated in accordance with the *Transportation Impact Analysis Guidelines* at 74 parking spaces, resulting in a daily parking deficit of 65 parking spaces.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines Section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The project would not cause a doubling in traffic volumes and therefore would not result in a discernable increase in the ambient noise level in the project vicinity.

Air Quality

Air quality impacts generally fall into two categories: impacts from project operations and impacts from project construction. Construction-related air quality impacts from the proposed project were analyzed based on the Bay Area Air Quality Management District's (BAAQMD's) *2010 CEQA Air Quality Guidelines* and thresholds of significance.[3] Renovation of the on-site building would generate criteria air pollutants, PM2.5,[4] and other toxic air contaminants (TACs) resulting from the project's construction vehicles and equipment. Planning Department staff performed a screening-level analysis to determine whether the proposed project would require more detailed additional air quality analysis.[5] With respect to criteria air pollutant emissions, the proposed project would be well below the BAAQMD screening levels.[6] Therefore, quantitative analysis of criteria air pollutants is not required and the proposed project would not exceed the BAAQMD's criteria air pollutant thresholds of significance.[7] With respect to PM 2.5 emissions and other TACs, the screening-level analysis identified levels well below those of another larger project at 1355 Market Street whose construction activities were quantified by an air quality modeling consultant.[8] Given that the 1355 Market Street project was determined to have construction-related activities that would result in PM2.5 emissions and other TACs well below BAAQMD CEQA significance threshold, the proposed project at 527-529 Stevenson Street also would not exceed the BAAQMD significance thresholds for these pollutants.

BAAQMD CEQA guidance provides that if a project results in an increase in emissions of more than their respective daily or annual mass thresholds, then the project would also be considered to contribute considerably to a significant cumulative air quality impact. Since construction of the project would not exceed the daily mass emissions thresholds, the project would not contribute considerably to a significant cumulative effect with respect to construction-related criteria pollutant emissions, and cumulative construction criteria air pollutant impacts would be less than significant.

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[3] BAAQMD, *California Environmental Quality Act Air Quality Guidelines*, updated May 2011. Available at http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES.aspx.

[4] PM2.5 = particles less than 2.5 micrometers in diameter.

[5] San Francisco Planning Department, *Air Quality Screening Analysis, 527-529 Stevenson Street*, August 15, 2011. This document is available for public review at 1650 Mission Street, Suite 400, San Francisco, CA 94110, as part of Case File No. 2010.0948E.

[6] *Ibid.*

[7] BAAQMD, *CEQA Air Quality Guidelines*, updated May 2011. Table 3-1.

[8] *1355 Market Street Upgrades* (Case File No. 2011.0926E). This document is available for public review at 1650 Mission Street, Suite 400, San Francisco, CA 94110, as part of Case File No. 2010.0948E.

keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The project would not cause a doubling in traffic volumes and therefore would not result in a discernable increase in the ambient noise level in the project vicinity.

Air Quality

Air quality impacts generally fall into two categories: impacts from project operations and impacts from project construction. Construction-related air quality impacts from the proposed project were analyzed based on the Bay Area Air Quality Management District's (BAAQMD's) *2010 CEQA Air Quality Guidelines* and thresholds of significance.[3] Renovation of the on-site building would generate criteria air pollutants, PM2.5,[4] and other toxic air contaminants (TACs) resulting from the project's construction vehicles and equipment. Planning Department staff performed a screening-level analysis to determine whether the proposed project would require more detailed additional air quality analysis.[5] With respect to criteria air pollutant emissions, the proposed project would be well below the BAAQMD screening levels.[6] Therefore, quantitative analysis of criteria air pollutants is not required and the proposed project would not exceed the BAAQMD's criteria air pollutant thresholds of significance.[7] With respect to PM 2.5 emissions and other TACs, the screening-level analysis identified levels well below those of another larger project at 1355 Market Street whose construction activities were quantified by an air quality modeling consultant.[8] Given that the 1355 Market Street project was determined to have construction-related activities that would result in PM2.5 emissions and other TACs well below BAAQMD CEQA significance threshold, the proposed project at 527-529 Stevenson Street also would not exceed the BAAQMD significance thresholds for these pollutants.

BAAQMD CEQA guidance provides that if a project results in an increase in emissions of more than their respective daily or annual mass thresholds, then the project would also be considered to contribute considerably to a significant cumulative air quality impact. Since construction of the project would not exceed the daily mass emissions thresholds, the project would not contribute considerably to a significant cumulative effect with respect to construction-related criteria pollutant emissions, and cumulative construction criteria air pollutant impacts would be less than significant.

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[3] BAAQMD, *California Environmental Quality Act Air Quality Guidelines*, updated May 2011. Available at http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES.aspx.

[4] PM2.5 = particles less than 2.5 micrometers in diameter.

[5] San Francisco Planning Department, *Air Quality Screening Analysis, 527-529 Stevenson Street*, August 15, 2011. This document is available for public review at 1650 Mission Street, Suite 400, San Francisco, CA 94110, as part of Case File No. 2010.0948E.

[6] *Ibid.*

[7] BAAQMD, *CEQA Air Quality Guidelines*, updated May 2011. Table 3-1.

[8] *1355 Market Street Upgrades* (Case File No. 2011.0926E). This document is available for public review at 1650 Mission Street, Suite 400, San Francisco, CA 94110, as part of Case File No. 2010.0948E.

The operational effects of the proposed project were screened for exposure of new sensitive receptors—the full time residents who would occupy the 67 dwelling units—to existing proximate criteria air pollutants, PM2.5,[9] and other toxic air contaminants generated by vehicle traffic on roadways and from permitted emitters. Planning Department staff performed a screening-level analysis, which determined that health risk impacts, including cancer risk, would be below thresholds considered significant, both individually and cumulatively.[10] The proposed project would include renovation of an existing building and its conversion from industrial use to residential and office use. Although the building's use would change, its operation impacts associated with the new uses would be less than significant. Additionally, it is expected that the building's new associated uses would have lesser operational impacts than the building's past industrial use. Therefore, any air quality impacts related to nearby vehicle traffic on roadways and from permitted emitters would be less than significant.

For the reasons explained above, the proposed project would not have a significant impact on air quality.

Water Quality

The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The existing building, which would be retained, is serviced by the City's combined sewer system. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided for. Therefore; there would be no need for any expansion of public utilities or public service facilities, either individually or cumulatively.

Flooding

San Francisco is implementing a review process to lessen the effects of flooding on proposed buildings constructed in flood prone areas. The project site, although not identified as a federal flood area of concern as defined by FEMA (Federal Emergency Management Agency), is located within a parcel identified by the San Francisco Public Utilities Commission (SFPUC) as prone to flooding. Such areas are usually located on fill or bay mud, which during storms (and sometimes dry weather) can result in ground soil subsiding to a point at which the sewers do not drain creating backups or flooding near these streets and sewers. The proposed project, with an existing ground floor elevation equal to that of the official street grade, would not be expected to require additional improvements or to result in a significant effect regarding flooding.

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[9] PM2.5 = particles less than 2.5 micrometers in diameter.

[10] San Francisco Planning Department, *Air Quality Screening Analysis, 527-529 Stevenson Street, Case No. 2010.0948E*, August 15, 2011, Tables 1 and 4.

Hazardous Materials

The project site has a history of industrial use and is surrounded by existing and former industrial uses, some of which may have had a history of hazardous materials use. The following discussion is based on a Phase I environmental site assessment (ESA) prepared by a consultant for the project site.[11]

The Phase I ESA consisted of a field visit and observation, a review of hazardous waste databases, and a historical review of past uses at the site and permit applications associated with those historic uses. The Phase I ESA field visit indicated that there were no visible or odorous contaminants on the project site, including no indication of underground fuel storage tanks (USTs). A review of hazardous waste databases indicated that the project site is not listed as a cleanup site of concern and that there are no environmental liens against the property. The historic uses associated with the site as documented from 1949 to the present indicate that the building has been in use as a furniture manufacturing facility, a warehouse for durable consumer goods, office space, and a textile and garment manufacturing plant. A recent property inspection confirmed there was no evidence of a UST on site.[12]

The proposed residential and office building would not use or store substantial amounts of hazardous substances. Thus, the proposed project would not result in a significant impact associated with hazardous materials.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on December 6, 2010 to owners and occupants within a 300-foot radius and to potentially interested parties. No calls or letters were received in response to the notice.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the project would not result in a significant environmental impact associated with historical resources, traffic, parking, noise, air quality, water quality, flooding, or hazardous materials. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under Class 32. For all the above reasons, the proposed project is appropriately exempt from environmental review.

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[11] *Phase I Environmental Site Assessment at 529 Stevenson Street, San Francisco, California,* by John Carver, Civil Engineer, John Carver Consulting, September 27, 2010. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2010.0948E.

[12] *Site Inspection for Underground Storage Tank at 529 Stevenson Street, San Francisco, California,* by Golden Gate Tank Removal, February 14, 2011. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2010.0948E.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
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CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner:	Brett Bollinger
Project Address:	**529 Stevenson St**
Block/Lot:	3703/12
Case No.:	**2010.0948E**
Date of Review:	April 15, 2011
Planning Dept. Reviewer:	Moses Corrette (415) 558-6295 I moses.corrette@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project involves the alteration of the existing 42,600 square-foot, 4-story industrial building by: (1) converting the building to 67 residential units, (2) removing 9,080 square feet of upper floor space to create two center courtyards, (3) replacement of all windows and doors, and (4) conversion of the unoccupied roof to common open space, and an option for one or more rooftop community rooms.

529 Stevenson Street is a four-story, 52-foot tall, reinforced concrete industrial building on a through lot with a secondary elevation at 560 Jessie Street. The "T" shaped building has 50 feet of frontage on Stevenson Street, and 92 feet of frontage on Jessie Street. It has stucco-clad walls and steel industrial sash windows, but is otherwise utilitarian in design. There is a plain, unadorned parapet on both street elevations.

PRE-EXISTING HISTORIC RATING / SURVEY

Built in 1922, the property is not included on any historic surveys and it is not listed on the National or California Registers. Although significant efforts have been made to study both the Downtown C-3 zoned buildings, as well as the Mid-Market Redevelopment Area, this site has no prior evaluations. 529 Stevenson is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is within the block bounded by Stevenson Street to the north, 6th Street to the east, Jessie Street to the south and 7th Street to the west in the Downtown/South of Market neighborhood.

The property is located within a C-3-G (Downtown General Commercial) Zoning District and a 120 -F Height and Bulk District, and the Mid-Market Redevelopment Area Plan. The immediate area consists largely of two to five-story government, commercial and industrial buildings, built between 1905 and 1948.

While extensive surveys in the area have identified two historic districts (adopted by the Historic Preservation Commission in 2010) in project vicinity, neither includes the subject parcel. The 6th Street

Lodginghouse National Register Eligible Historic District includes several residential hotels on the eastern portion of the subject Assessor's Block. Several blocks to the west is the West SoMa Light Industrial and Residential National Register Eligible Historic District of mixed property types.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: N/A

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
The subject property, built in 1922 is one of a number of buildings built in the Downtown and South of Market neighborhoods in the early 20th century. This property type identification does not constitute a significant association to qualify an individual property for the California Register, and this property type is well represented in the neighborhood. There are no known events that occurred at the subject site that would qualify it for the California Register

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
The property is associated with owner/occupants James P. and Josephine Donohue and the Eastern Outfitting Company, which is a clothing manufacturing company, from 1922 to 1969. The Donohue family is important to San Francisco history with business interests from PG&E to the Union Iron Works and the Santa Fe and Northern Pacific Railroad Companies. However, there is no indication that James P. Donohue was important enough in local history to qualify for listing in the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The subject property does not seem to be individually significant for its architectural style, as it is a utilitarian example of a reinforced concrete commercial building, nor could either of the nearby districts extend to include this property as a contributor.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance

Lodginghouse National Register Eligible Historic District includes several residential hotels on the eastern portion of the subject Assessor's Block. Several blocks to the west is the West SoMa Light Industrial and Residential National Register Eligible Historic District of mixed property types.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: N/A

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
The subject property, built in 1922 is one of a number of buildings built in the Downtown and South of Market neighborhoods in the early 20th century. This property type identification does not constitute a significant association to qualify an individual property for the California Register, and this property type is well represented in the neighborhood. There are no known events that occurred at the subject site that would qualify it for the California Register

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
The property is associated with owner/occupants James P. and Josephine Donohue and the Eastern Outfitting Company, which is a clothing manufacturing company, from 1922 to 1969. The Donohue family is important to San Francisco history with business interests from PG&E to the Union Iron Works and the Santa Fe and Northern Pacific Railroad Companies. However, there is no indication that James P. Donohue was important enough in local history to qualify for listing in the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The subject property does not seem to be individually significant for its architectural style, as it is a utilitarian example of a reinforced concrete commercial building, nor could either of the nearby districts extend to include this property as a contributor.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance

criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Workmanship:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Setting:	☐ Retains	☐ Lacks	Association:	☐ Retains	☐ Lacks
Materials:	☐ Retains	☐ Lacks			

The subject building is not eligible for the California Register; therefore and investigation into its integrity was not conducted.

---

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present *(Go to 6 below.)*   ☐ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

---

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

---

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

The proposed project would not have an adverse affect on adjacent contributory resources within the 6th Street Lodginghouse National Register-eligible district or the West SoMa Light Industrial and Residential Historic District, nor would it affect the National Register listed US Court of Appeals building located on the western part of the subject block. The proposed design would not alter the setting of the area, as the potential penthouses would not be visible from the street, nor would the proposed new windows within the existing openings have an effect.

SENIOR PRESERVATION PLANNER REVIEW

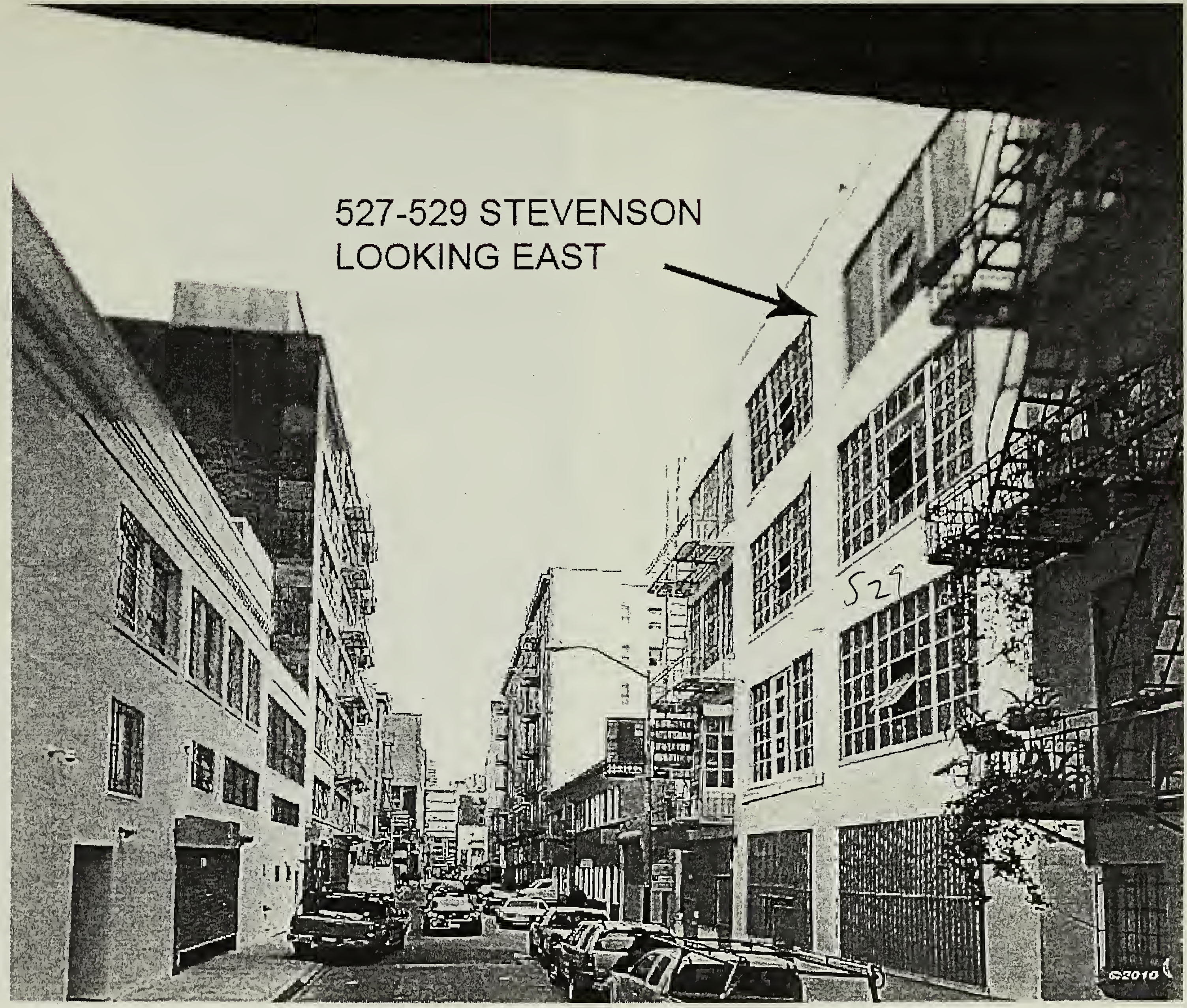
Signature: Tina Date: 4-21-2011

Tina Tam, Senior *Preservation Planner*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Jonathan Pearlman, dated March 2011.

NMC: I:\Cases\2010\2010.0948E\Historic Resource Evaluation Report.doc



527-529 STEVENSON
LOOKING EAST

Figure 1: 529 Stevenson Street (photo: John Carver, Phase 1 Report)

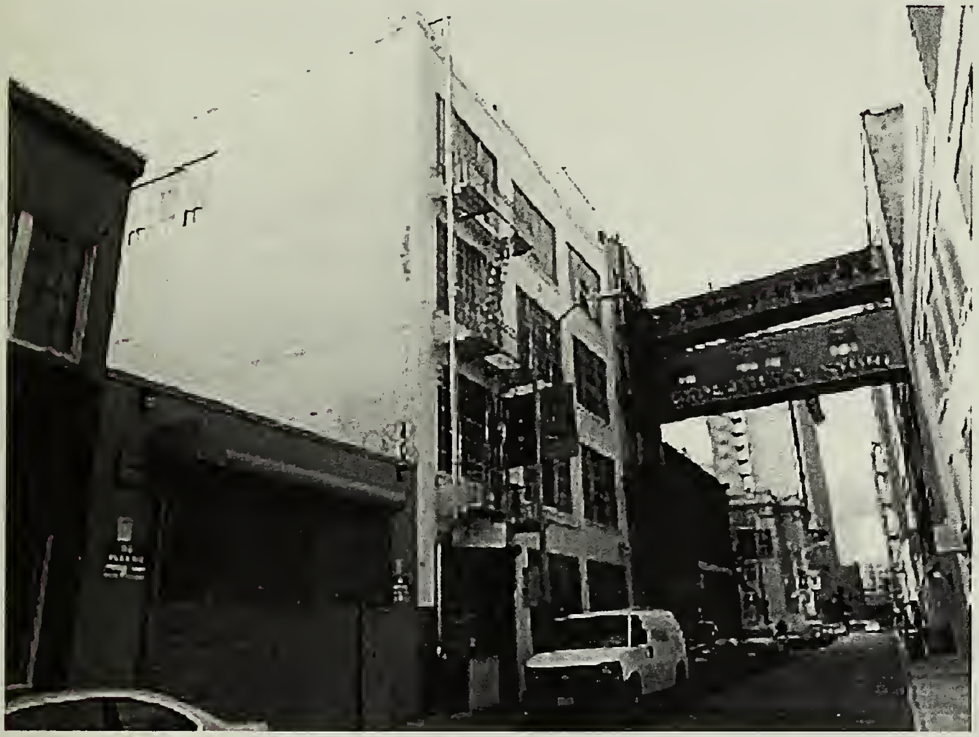
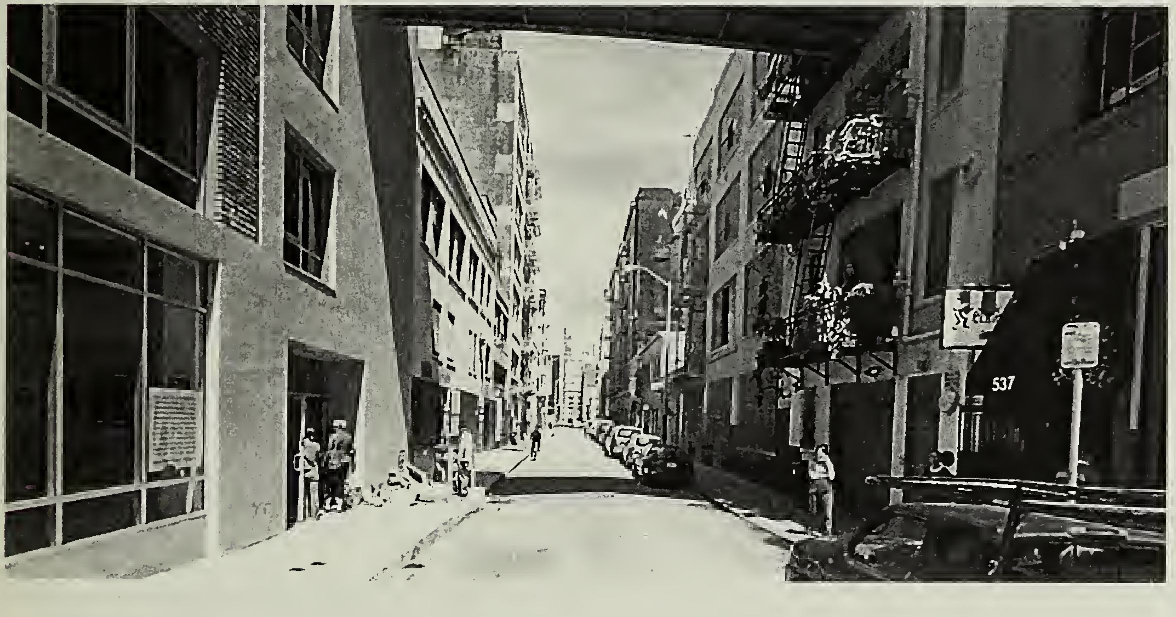


Figure 2: Looking east on Stevenson Street with subject property on the right beyond the metal bridge (photo: mapjack.com)



SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2010.0723E
Project Title:	2851 Filbert Street
Zoning:	RH-1 (Residential, House, Single-Family), 40-X Height and Bulk District
Block/Lot:	0948/018
Lot Size:	3,824 square feet
Project Sponsor:	William Pashelinsky 415.379.3676
Planning Dept. Reviewer:	Moses Corrette (415) 558-6295 | moses.corrette@sfgov.org

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PROJECT DESCRIPTION:

The proposed project involves the alteration of the existing 625 square-foot, single-story single-family dwelling at the rear of the lot by adding 522 square-feet of habitable space within the unfinished ground floor. The project would also construct a new 3-story, single-family residence at the front of the lot which would conform to the Cow Hollow Design Guidelines. The result would be a 4,800 square-foot, three-story, single-family dwelling and 1,147 square-foot guesthouse. The existing building measures approximately 18′ above grade, and would not change; the proposed new building would measure approximately 35′ in height above grade.

The project site is located on the south side of Filbert Street between Baker and Lyon Streets, on a block bounded by Union Street to the south in the Cow Hollow neighborhood of the Marina District.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]
Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(a)]

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REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

September 2, 2011
Date

cc: William Pashelinsky, Project Contact, Historic Preservation List, Bulletin Board, David Lindsay, NW Quadrant, Exemption / Exclusion File, Supervisor Mark Farrell

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, because it is included in the 1968 Junior League Survey, which led to the publication of "Here Today", but is not in the published book. "Here Today" was adopted by the board of Supervisors in 1970, and constitutes a locally adopted register for the purposes of CEQA; which makes it a "Category A" (known historic resource) building pursuant to the Planning Department's CEQA Review Procedures for Historic Resources.

The existing building at the rear of the lot is the surviving structure on a lot that historically contained two buildings. The front building was demolished in the 1920s. The existing "Victorian Cottage" was built and occupied by members of the Garaudel family from 1907 to 2009. It is a single-story on a raised basement, consisting of a central rectangular block, with small square projections on both the front and rear, forming a "Z" shape. The 1913 Sanborn map depicts the building in its present form, indicating that the front and rear projections are original construction in the diminutive 625 square foot cottage.

As described in the Historic Resource Evaluation Response (HRER) Memorandum (attached), the 2851 Filbert property appears to be eligible for listing on the California Register under Criterion 3 (Architecture) as a contributor to a district in the area with a period of significance from ca. 1900 to ca. 1929, from the period of residential development in the Cow Hollow/Pacific Heights neighborhood. The concentration of buildings on the immediate block faces represents a variety of regional architectural, styles of this period. The majority of the buildings are 2-3 stories in scale; are clad in quality masonry or wood cladding; display a hierarchy of building forms including a defined base, body, and cornice; display punched window openings, often containing wood-framed windows; and display rich architectural details and ornamentation[1]

As noted above, plans submitted by the project sponsor indicate that the proposed project would involve the alteration of the existing 625 square-foot, single-story single-family dwelling by adding 522 square-feet of habitable space within the unfinished ground floor. The project would also construct a new 3-story, single-family residence at the front of the lot.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's *Standards*). It was determined that the proposed project would be consistent with the Secretary's *Standards* for the following reasons:[2]

> Applicable Secretary of the Interior's Standards (for plans dated 8/1/2010, and revised on 3/2/2011):
>
> 2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

---

[1] Memorandum from Moses Corrette, Preservation Technical Specialist, to Environmental Planning, June 27, 2011.

[2] Ibid.

As proposed, the project would rehabilitate the interior of the existing cottage and introduce wood French doors and a new wood double-hung window at the raised basement level of the rear cottage. The addition of these features is consistent with this Standard, as no distinctive materials features, spaces or spatial relationships would be lost.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As proposed, the project would construct a new building on the front portion of the lot. This proposed building will not destroy the physical materials of the cottage at the rear, and is consistent with the materials, features, size, scale and massing found in the eligible historic district. The features of the district that will be found on the new building include: masonry (cement-stucco) cladding; a hierarchy of building forms including a defined base, body, and cornice; punched window openings, wood-framed windows; and rich architectural details and ornamentation.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Although not identified as an impact, the new front building could be removed without affecting the essential form and integrity of the property.

The proposed project would involve the addition of approximately 522 square feet of habitable space within the unfinished ground floor to the existing 625 square foot cottage at the rear of the lot. With the addition, the building would be approximately 1,147 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures additions to structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area. As proposed, the approximately 522 square foot addition measures less than 50% of the existing 625 square feet, and is not located in an environmentally sensitive area. Public services and facilities are available to allow for maximum development permissible in the General Plan. Therefore, the proposed addition would be exempt under Class 1.

The Proposed project would also involve the construction of a new 4,800 square-foot, three-story, single-family dwelling at the front of the lot which would conform to the Cow Hollow Design Guidelines. CEQA Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units. Therefore, the proposed construction of a three-unit building is exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MEA Planner: Brett Bollinger
Project Address: **2851 Filbert Street**
Block/Lot: 0948/018
Case No.: **2010.0723E**
Date of Review: June 27, 2011
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

PROPOSED PROJECT

☐ Demolition ☒ Alteration; New Construction

PROJECT DESCRIPTION

The proposed project involves the rehabilitation of the 1907 cottage located at the rear property line, including interior remodel to convert the five-room single-story building into a two-room, two-story guest house, by making the raised basement habitable, and adding new windows and doors on the lower level. The project also calls for the construction of a new 3-story, single-family residence at the front of the lot which will conform to the Cow Hollow Design Guidelines.

The existing building at the rear of the lot is the surviving structure on a lot that historically contained two buildings. The front building was demolished in the 1920s. The existing "Victorian Cottage" was built and occupied by members of the Garaudel family from 1907 to 2009. It is a single-story on a raised basement, consisting of a central rectangular block, with small square projections on both the front and rear, forming a "Z" shape. The 1913 Sanborn map depicts the building in its present form, indicating that the front and rear projections are original construction in the diminutive 625 square foot cottage.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included in the 1968 Junior League Survey, which led to the publication of "Here Today", but is not in the published book. "Here Today" was adopted by the board of Supervisors in 1970, and constitutes a locally adopted register for the purposes of CEQA; however, the 1968 Junior League Survey does not. The Junior League survey identifies 2851 Filbert Street as a "quaint Victorian Cottage", and as "one of the oldest [buildings] in the neighborhood", and notes "military faces [carved] into the newel posts of the front staircase."

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on an irregularly shaped lot at the south side of Filbert Street, between Baker and Lyon Streets in the Cow Hollow neighborhood of the Marina District. The Presidio of San Francisco is adjacent to the block on which this building sits. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40 -X Height and Bulk District, and a 35-X, RH-1 Special height district. The immediate area consists largely of three and four-story single-family dwellings, with a few apartment buildings located on corner lots. Buildings are designed in a variety of styles dating from the late 19th -and early 20th century, which reflect the various stages of development within the neighborhood. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials along the immediate block.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s, the area included the scattered vacation homes of the wealthy but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, as well as the dramatic bay views made this area one of the most prestigious enclaves in San Francisco. By 1900, the area was well known as the City's most fashionable neighborhood. This notoriety attracted many of the City's best architects and the City's most affluent residents. Due to rapidly increasing land values many of the earliest homes in the area were quickly demolished to make way for substantial apartment blocks and even more extravagant homes than the original Victorians, The Stock Market Crash of 1929 halted almost all development in the neighborhood.

---

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: The subject property located at 2851 Filbert appears to be eligible for listing on the California Register under Criterion 3 (Architecture) as a contributor to a district in the area with a period of significance from ca. 1900 to ca. 1929.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
The subject property, built in 1907 is one of a number of reconstruction-era buildings scattered throughout San Francisco neighborhoods that are not in the burned areas of San Francisco following the 1906 earthquake and fire, but provided much needed housing for the residents. This property type identification does not constitute a significant association to qualify an individual property for the California Register.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
The property is associated with Antoinette (Louise DuBourdieu) and Robert A. Garaudel and their daughter Juliette Garaudel from 1907 to 2009. Robert Garaudel was a molder (specialized woodworker) from 1907 into the 1920s, later working as a driver for the French Grocery, and Juliette Garaudel, educated at the Ecole Notre Dame des Victoires worked as a maid at the Sea Captain's

Motel. None of the Garaudel family members appears to have been important in local, state or national history that could qualify this property for the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The subject property does not seem to be individually significant for its architectural style, as it is a modest example of a freestanding bungalow cottage with period-revival styling; however, if extant; the distinctive carved newel posts identified in the 1968 Junior League survey could have artistic value. However, the subject building appears to be eligible for inclusion in the California Register under Criterion 3 as a contributor to the Filbert-Baker-Union California Register-eligible historic district for embodying the distinctive characteristics of a period of architectural development in Pacific Heights/Cow Hollow.

The subject building was constructed circa 1907 and designed by an unknown architect in the Bungalow/Period Revival-style. The general characteristics of this style are an emphasis on simplified building form, rustic lap siding, picturesque and asymmetrical massing and articulation, uniform exterior cladding with no interruptions at corners, and simplified ornament and details. Many of these elements are evident in the subject building. The subject does not appear to be a significant example of the Bungalow/Period Revival-style as an individual property because it is a relatively modest example of the style, does not represent the work of a master, does not possess high artistic value. However, the building does contribute to a collection of early 20th century buildings dating from the period of residential development in the Cow Hollow/Pacific Heights neighborhood.

The concentration of buildings on the immediate block faces represents a variety of regional architectural, styles of this period. The majority of the buildings are 2-3 stories in scale; are clad in quality masonry or wood cladding; display a hierarchy of building forms including a defined base, body, and cornice; display punched window openings, often containing wood-framed windows; and display rich architectural details and ornamentation. The period of significance for this district appears to be approximately 1900-1929. The construction date of the subject building places it within the period of significance identified for the surrounding historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks Setting: ☐ Retains ☒ Lacks

Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Although the property's setting was altered in the historic period by the removal of the front building, the property has retained all other aspects of historic integrity and continues to convey its historical significance.

---

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present *(Go to 6 below.)*

☒ Historical Resource Present *(Continue to 4.)*

---

4. **If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

Applicable Secretary of the Interior's Standards (for plans dated 2/11/2011, and revised on 6/9/2011):

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

As proposed, the project would rehabilitate the interior of the cottage and introduce wood French doors and a new wood double-hung window at the raised basement level of the rear cottage. The addition of these features is consistent with this Standard, as no distinctive materials features, spaces or spatial relationships would be lost.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

As proposed, the project would construct a new building on the front portion of the lot. This proposed building will not destroy the physical materials of the cottage at the rear, and is consistent with the materials, features, size, scale and massing found in the eligible historic district. The features of the district that will be found on the new building include: masonry (cement-stucco) cladding; a hierarchy of building forms including a defined base, body, and cornice; punched window openings, wood-framed windows; and rich architectural details and ornamentation.

10. *New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Although not identified as an impact, the new front building could be removed without affecting the essential form and integrity of the property.

---

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of 2851 Filbert are:

- The building's "Z" – shaped plan and projecting volume to one side.
- Its location at the rear of the lot
- The newel posts (if extant)

---

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

This analysis applies to the new construction portion of the proposed project.

- The proposed new buildings would be designed in a contemporary style that conforms to the Cow Hollow Design Guidelines in order to create compatible design that is distinguishable as a new feature within the potential district.
- Lack of visibility of the cottage is a historic characteristic of the property from 1907 into the 1920s, and new construction on the site of the previous front building would not materially impair the historic resource.
- The new structure could be removed entirely in the future without harming the historic integrity of the site or the building.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________________ Date: 7/1/2011

Tina Tam, Senior *Preservation Planner*

cc: Linda Avery, *Recording Secretary,* Historic Preservation Commission

Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Vincent Marsh and Associates and dated August 1, 2010.

NMC: I:\Cases\2010\2010.0723\Historic Resource Evaluation Report.doc

VINCENT MARSH
MARSH AND ASSOCIATES
HISTORIC PRESERVATION
CONSULTANTS

2851 Filbert Street
San Francisco, CA 94123
Historic Resource Evaluation Report

Prepared by Vincent Marsh, Principal
Marsh and Associates
San Francisco, CA 94123
August 1st, 2010

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.:	2011.0111E
Project Title:	851 38th Avenue (Cabrillo Clubhouse/Playground)
Zoning:	P (Public) OS (Open Space) Height and Bulk District
Block/Lot:	1681/013
Lot Size:	38,999 square feet
Project Sponsor:	Paulina Araica, SF Recreation & Parks Department (415) 581-2558
Staff Contact:	Shelley Caltagirone – (415) 558-6625 shelley.caltagirone@sfgov.org

F
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#1
9/7/11

PROJECT DESCRIPTION:

The subject building is a single-story recreational building designed by master architect William G. Merchant in 1935-1936 and located in the northeast corner of Cabrillo Park, which spans the width of the block between 38th and 39th Avenues north of Fulton Street in the Outer Richmond District. The project proposes interior and exterior renovations to the Cabrillo Clubhouse building, including: reconfiguration of the restrooms, kitchen and office; structural upgrades; electrical upgrades; installation of new

(Continued on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(a))

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

September 7, 2011
Date

cc: Paulina Araica, Project Sponsor
Shelley Caltagirone, Preservation Planner
Virna Byrd, M.D.F.
I:\DECISION DOCUMENTS\CatEx\2011

Supervisor Mar, District 1 (via Clerk of the Board)
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

mechanical HVAC equipment and plumbing; new roofing and flashing; repair and in-kind replacement of the wood gutters and rain water leaders; repair and in-kind replacement of wood trim; repair of windows; replacement of non-historic exterior doors with new doors to match the original design; and restoration of historic finishes to the interior and exterior. The project would not add any area to the existing 1,313-square foot clubhouse building or add any buildings to the site.

The project also includes site modifications, including: installation of accessible entrances at 38th and 39th Avenues; consolidation of children's play areas; installation of centralized lawn area; resurfacing of tennis and basketball courts; upgrades to infrastructure and park landscaping; removal of staircase in from of clubhouse and replacement with retaining wall and smaller staircases at each end of the clubhouse; replacement of toddler play area with a picnic area; and, replacement of the full basketball court with a half basketball court and pre-school play area.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a Category B property (Requires Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (more than 50 years old).

As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), the Cabrillo Clubhouse is eligible for inclusion on the California Register as an individual historic resource under Criteria 1 (Events) and 3 (Architecture) and as a contributor to a potential non-contiguous historic district. The building is significant for its association with the expansion of the Recreation Commission in the 1930s and San Francisco's response to massive unemployment during the Great Depression and because it embodies the distinctive characteristics of a 1930s playground clubhouse and is a good example of this type of architecture. The period of significance for the resource is 1930-1940. The Cabrillo Clubhouse retains high historic integrity from the period of significance.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. The Department determined that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. Overall, the project appears to be in keeping with the Secretary of the Interior Standard's for Rehabilitation (Standards). Moreover, it does not appear that the proposed alteration would have a significant adverse impact on any off-site historic resources as no known resources are located in the immediate area. The following is an analysis of the proposed project per the applicable Standards.

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[1] Historic Resource Evaluation Response (HRER) Memorandum from Shelley Caltagirone, Preservation Technical Specialist, August 22, 2011.

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will retain the existing property's use as a clubhouse facility and will maintain the site's recreational character.

Standard 2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project will not physically impact the character-defining features of the clubhouse building or of the playground setting.

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not involve alterations to the existing clubhouse building that would create a false sense of historical development.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The changes to the playground surrounding the clubhouse building are less than 50 years of age and have not gained historical significance.

Standard 5. Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The majority of the exterior alterations are restorative and/or preservative in nature, such as waterproofing upgrades and structural upgrades. At the interior, the majority of features will be untouched or only altered in minor, discrete areas. The overall integrity of the building and interior space will be unharmed.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project will repair rather than replace deteriorated features or replace in-kind features that have deteriorated beyond repair.

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project does not include new construction, exterior alterations, or additions. The new features of the playground area will not remove any historic features of the site and will maintain a compatible recreational setting for the clubhouse building. Although the exterior stair will be removed, the topographical relationship of the building to the site will remain, thereby preserving this aspect of the building's spatial relationship to the site.

The proposed project would renovate the interior and exterior of the Cabrillo Clubhouse building. The project would not add any area to the existing 1,313-square foot clubhouse building or add any buildings to the site. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior and exterior alterations to existing structures. The proposed project would involve alteration of the building to upgrade existing recreational space as well as upgrades to the surrounding playground hardscape and equipment. Therefore, the proposed building and site alterations would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT **MEMO**

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Shelley Caltagirone
(415) 558-6625
shelley.caltagirone@sfgov.org

Project Address: **851 38th Avenue (Cabrillo Clubhouse/Playground)**
Block/Lot: 1681/013
Case No.: **2011.0111E**

Date of Review: August 22, 2011

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The Cabrillo Clubhouse is a single-story recreational building designed by master architect William G. Merchant with French Eclectic stylist features characteristic of the Period Revival styles of the 1930s. Please see pages 2-4 of the Historic Resource Evaluation (HRE) report for a full physical description of the buildings exterior and interior spaces.[1] Cabrillo Park spans the width of the block between 38th and 39th Avenues north of Fulton Street in the Outer Richmond District. The Cabrillo Clubhouse building is located in the north east corner of the approximately one-acre park. The park also contains a tennis court, two basketball courts, and playground equipment. The park is in a P (Public) Zoning District and an OS (Open Space) Height and Bulk District. The subject property's recreational facilities transverse the block for access from both cross streets.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The Cabrillo Clubhouse building was constructed in 1935-36. The building is considered a Category B property (Requires Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (more than 50 years old).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

Cabrillo Park spans the width of the block between 38th and 39th Avenues north of Fulton Street in the

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[1] Carey & Company, Inc. "The Cabrillo Clubhouse: Historic Resource Evaluation Report." Prepared November 2, 2010 and supplemented May 9, 2011. On file for review at the SF Planning Department, National Register Historic District Files, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

Outer Richmond District. The adjacent properties are within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The surrounding neighborhood consists of single-family homes and apartment buildings. The rear yards of the residential dwellings adjoin each other to create a landscaped mid-block open space. The subject property's recreational facilities transverse the block for access from both cross streets.

The architectural context of the area consists of early 20th Century Revival styles, predominantly Mediterranean Revival. Farther east of the subject property is the Inner Richmond neighborhood, which has a similar neighborhood context as the Outer Richmond. Farther north of the subject property is the Sea Cliff neighborhood and the Golden Gate National Recreational Area. One block south of the subject property is the National Register-listed Golden Gate Park, which contain several contributory structures including the Beach Chalet (1000 Great Highway) and the Golden Gate Park Conservatory (Mount Lick, north of John F. Kennedy Drive), designated as local landmarks.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1932-1940	Period of Significance: 1930s ☒ Contributor ☐ Non-Contributor

Based on the information provided by the consultant, Carey & Company, and found in the Planning Department files, Preservation staff finds that the subject building is eligible for inclusion on the California Register as an individual historic resource under Criteria 1 and 3 and as a contributor to a nonpotential contiguous historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register.[2]

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
The Cabrillo Clubhouse appears to be eligible as both an individual historic resource and a contributor to a historic district under this criterion for its association with the expansion of the Recreation Commission in the 1930s and San Francisco's response to massive unemployment during the Great Depression. The Cabrillo Clubhouse was built under the joint partnership of the Recreation Commission and the Works Progress Administration (WPA). The construction of the Cabrillo playground and clubhouse represents the importance placed on recreation, educational and cultural facilities and programs during the 1930s by both the local and federal governments.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant persons are associated with the subject property. Staff concurs with the HRE report that the park is one of many projects overseen by Josephine Dow Randall, the head of the Playground/Recreation Commission from 1926 to 1951, and is not directly associated with this significant person in the city's history. The property is therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The Cabrillo Clubhouse is a single-story recreational building designed by master architect William G. Merchant with French Eclectic stylist features characteristic of the Period Revival styles of the 1930s. The Cabrillo Clubhouse appears to be eligible as both an individual historic resource and a contributor to a historic district under this criterion because it embodies the distinctive characteristics of a 1930s playground clubhouse and is a good example of this type of architecture. The other contributors in this historic district would include the Fulton Clubhouse, also designed by William G. Merchant in 1933, Rochambeau Clubhouse, designed by Gardner Daily in 1930, and potentially other neighborhood clubhouse buildings from the 1930s built as projects of the WPA.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

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[2] This determination for California Register eligibility is made based on the Historic Resource Evaluation Report for Cabrillo Clubhouse, prepared by consultants of Carey & Co., Inc., whom meet professional qualification standards to prepare historical evaluations, November 2, 2010, supplemented May 9, 2011, available for review upon request to the Planning Department.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The Cabrillo Clubhouse building retains a high level of integrity. The building was renovated in 1989, but few significant changes were made to the exterior or the building's character-defining features. The interior space has lost its fireplace; however, on the whole it also retains a high level of integrity. The playground associated with the building was significantly altered in the 1982 renovation and no longer retains sufficient integrity of design, materials, workmanship, or feeling to convey the original design. Therefore, the playground does not contribute to the Cabrillo Clubhouse historic resource.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Exterior:

1) Setting on a raised plinth
2) Steeply pitched interlocking roof forms
3) Large central mass with projecting wings
4) Projecting bay window at center mass
5) Dentils and wood trim surrounding the bay window
6) Multi-lite windows
7) Rainwater leader heads

Interior:

8) Main room with exposed ceiling joists, chained trusses, knotty pine wall cladding, bay window with built-in seating, and light sconces
9) Wood plank and paneled doors

CEQA HISTORIC RESOURCE DETERMINATION

☒ Historical Resource Present
  ☒ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8/29/2011
Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PER DRAWINGS DATED: November, 2010

PROJECT DESCRIPTION

The project proposes interior and exterior renovations to the Cabrillo Clubhouse building, including: reconfiguration of the restrooms, kitchen and office; structural upgrades; electrical upgrades; installation of new mechanical HVAC equipment and plumbing; new roofing and flashing; repair and in-kind replacement of the wood gutters and rain water leaders; repair and in-kind replacement of wood trim; repair of windows; replacement of non-historic exterior doors with new doors to match the original design; and restoration of historic finishes to the interior and exterior. The project would not add any area to the existing 1,313-square foot clubhouse building or add any buildings to the site.

The project also includes site modifications, including: installation of accessible entrances at 38th and 39th Avenues; consolidation of children's play areas; installation of centralized lawn area; resurfacing of tennis and basketball courts; upgrades to infrastructure and park landscaping; removal of staircase in from of clubhouse and replacement with retaining wall and smaller staircases at each end of the clubhouse; replacement of toddler play area with a picnic area; and, replacement of the full basketball court with a half basketball court and pre-school play area.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project would retain sufficient historic fabric and materials of the above-mentioned character-defining features to avoid any significant impacts to the Cabrillo Clubhouse or to the potential historic district. Overall, the project appears to be in keeping with the Secretary of the Interior Standard's for Rehabilitation and will not have a significant adverse impact to the historic resource. Moreover, it does not appear that the proposed alteration would have a significant adverse impact on any off-site historic resources as no known resources are located in the immediate area.

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will retain the existing property's use as a clubhouse facility and will maintain the site's recreational character.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project will not physically impact the character-defining features of the clubhouse building or of the playground setting.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not involve alterations to the existing clubhouse building that would create a false sense of historical development.

Standard 4.
Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The changes to the playground surrounding the clubhouse building are less than 50 years of age and have not gained historical significance.

Standard 5.
Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The majority of the exterior alterations are restorative and/or preservative in nature, such as waterproofing upgrades and structural upgrades. At the interior, the majority of features will be untouched or only altered in minor, discrete areas. The overall integrity of the building and interior space will be unharmed.

Standard 6.
Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project will repair rather than replace deteriorated features or replace in-kind features that have deteriorated beyond repair.

Standard 9.
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project does not include new construction, exterior alterations, or additions. The new features of the playground area will not remove any historic features of the site and will maintain a compatible recreational setting for the clubhouse building. Although the exterior stair will be removed, the topographical relationship of the building to the site will remain, thereby preserving this aspect of the building's spatial relationship to the site.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ____________________ Date: 8/29/2011

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

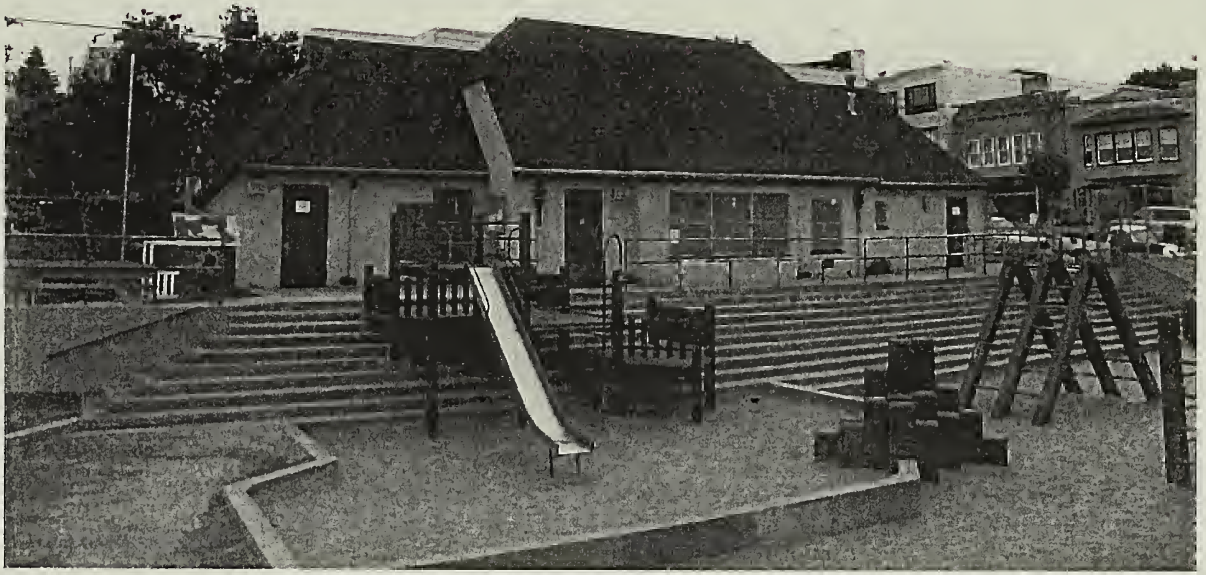
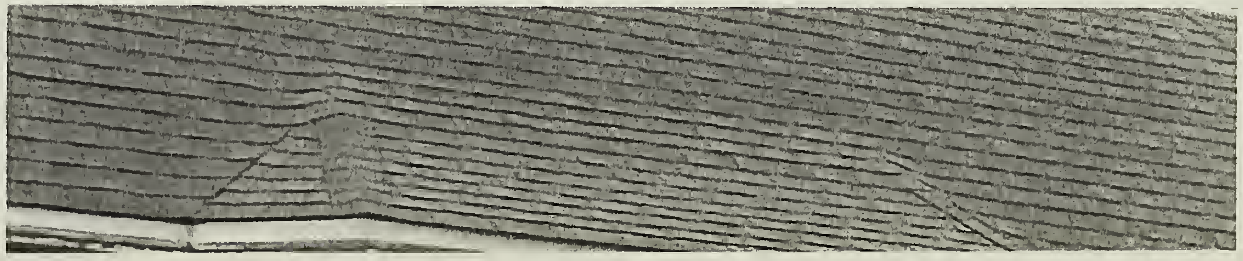


Fig. 1: View north toward the façade (Carey & Co., August 26, 2010).



SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
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MAY 31 2011
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

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#1
18/11

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT
SEP 20 2011
SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): ____________
Date: 5/3/2011
(For Staff Use Only) Case No. 2011.0684E
Address: 463 Eureka St, SF, CA
Block/Lot: 2768/027

v 8 9 2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Michael Hsiao	Telephone No.	415-646-5668
Address	2945 25th Ave	Fax. No.	
	San Francisco, CA94132	Email	mjchsiao@yahoo.com
Project Contact	Michael Hsiao	Telephone No.	
Company		Fax No.	
Address		Email	

Site Information

Site Address(es): 463 Eureka St

Nearest Cross Street(s) 21st St and 22nd St

Block(s)/Lot(s)	block 2768, lot 027	Zoning District(s)	RH 2
Site Square Footage	2,892 (lot)	Height/Bulk District	

Present or previous site use None

Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use Alteration of the existing garage.

Narrative project description. Please summarize and describe the purpose of the project.

This proposed project is to alter a portion of the existing staircase on the front side of the house to be part of the existing garage. This proposed alteration will extend the existing garage horizontally. This change will not impact the height of the building and no change of the existing building's envelope.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☐
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the	☐	☒

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2031.9	2031.9	1200.6	3232.5
Retail				
Office				
Industrial				
Parking	216.7	216.7	485	701.7
Other (specify use)				
Total GSF	2248.6	2248.6	1685.6	3934.2
Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces	1	1	1	2
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	40'-2"	40'-2"	0	40'-2"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:
NA

Additional Information: Project drawings in **11x17** format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1
MINOR ALTERATION OF EXISTING PRIVATE STRUCTURE INVOLVING NEGLIGIBLE EXPANSION OF USE.
NW 9/8/11
Approved Planning Dept. [illegible] Weintraub

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Matt Weintraub (415) 575-6812 matt.weintraub@sfgov.org
Project Address:	**463 Eureka Street**
Block/Lot:	2768/027
Case No.:	**2011.0684E**
Date of Review:	August 30, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 463 Eureka Street is a single-family dwelling that was constructed in 1912, according to records of the Department of Building Inspection. The San Francisco Assessor lists the "year built" as 1913, which is probably the first year that the property was included in the City and County tax rolls. The subject building at 463 Eureka Street is a two-and-a-half-story wood-frame house with a concrete foundation and a gable roof, designed with elements of Craftsman architectural style. Architectural features of the subject building include: wood shingle cladding; square bay window; overhanging eaves with triangular knee-braces; exposed rafter tails; attic window; and flat wood trim around doors and windows and at the gable fascia. The house is set back approximately 25 feet from the front of the lot, and is elevated due to the upward slope of the lot. Site features include a detached concrete automobile garage at the front of the lot (constructed in 1924), retaining walls and terracing, and winding concrete steps that provide access to the house.

The subject property is located on the east side of Eureka Street, between 21st and 22nd Streets, in the Noe Valley neighborhood, within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. 463 Eureka Street is located on a rectangular lot that is 25 feet wide, approximately 116 feet deep, and 2,892 square feet in area.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property at 463 Eureka Street consists of two- and three-story residential buildings that were constructed at various times during the late 19th century and the 20th century. Residential buildings vary in size and density, including cottages, single-family houses, and flats. Architectural influences that are apparent in the area include Italianate, Queen Anne, Craftsman, Mission Revival, Mediterranean Revival, Modern, and contemporary, with most buildings characterized as simplified and/or vernacular variations of these architectural styles. The area does not exhibit a single predominant architectural character, period of development, or unifying pattern of development. The area contains a generally rectangular street grid (with gently curvilinear streets found to the west, where the slope increases) and blocks with long, narrow residential lots. Some dwelling structures are located at or near the fronts of lots, while other dwelling structures are substantially set back and/or elevated on their lots, and may include garage structures at the fronts of lots.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 463 Eureka Street is not included in any historic resource surveys or listed in any local, state or national registries. The subject property is not located within any designated or identified historic districts. Previously, the *Here Today* survey (1968) and the Department's 1976 Architectural Survey identified several individual properties in the area (not including the subject property) as individual historic resources and potential individual architectural resources, respectively. *Here Today* and the 1976 Architectural Survey did not include evaluations of potential historic districts.

Previously, on December 14, 2007, the Department issued a Historical Resource Evaluation Response (HRER) for a proposed project at 376 Eureka Street, which is located one block to the north and across the street from the subject property at 463 Eureka Street. The HRER determined that the block containing 376 Eureka Street appears to be a potential historic district containing a high concentration of properties developed during the early 20th century. The HRER did not provide information for areas beyond the block that contains 376 Eureka Street, or preliminary boundaries of the potential historic district. Based on visual observation of the immediate area around the subject property at 463 Eureka Street, the block that contains the subject property does not appear to qualify as part of the potential historic district that was identified in the HRER, or any other potential historic district. The block that contains the subject property at 463 Eureka Street does not contain a high concentration of properties developed during the early 20th century (of which the subject property is an example), or any other notable concentration of properties that are related by plan or physical development. Therefore, the subject property at 463 Eureka Street does not appear to be located within any potential historic district.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building at 463 Eureka Street is considered to be a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because it is more than 50 years of age (constructed in 1912).

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following report:

- *Supplemental Information Form for Historical Resource Evaluation, 463 Eureka Street,* prepared by Julia Mates, Tetra Tech, Inc., dated August 12, 2011.

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject property.

Included is an evaluation of the subject property at 463 Eureka Street, which is not eligible for the California Register, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: none	Period of Significance: none ☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 463 Eureka Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building is not known to have been influential or representative of any significant patterns of development in the area. The subject building is not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject building at 463 Eureka Street is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 463 Eureka Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the subject building was owned and occupied by various individuals during its history. None of the historic owners and occupants of the subject building are known to have been important individuals in the history of the City, the State, or the nation. The original owner and occupant, C.J. Bellman, was a seaman who sold the property in 1925. Subsequent owners and occupants include a line operator, a member of the U.S. Coast Guard, a policeman, a printer, and a painter. Therefore, the subject building at 463 Eureka Street is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 463 Eureka Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). There is no available information to indicate that the subject building embodies a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. No architect is known, and visual inspection indicates that the subject building is the work of a commercial builder (D. Houle) who employed standard designs, features, materials, and construction methods of the period. High artistic expression is not apparent in the overall design. The subject building does not qualify as an important or representative individual example of architecture from the period. (The subject building is evaluated in its current condition, which exhibits past physical alterations that may have diminished any architectural significance that was present in its original construction.) Furthermore, the subject building is not part of any significant grouping of physical properties that may be considered to be a potential historic district. The subject property does not appear to contribute to any significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Therefore, the subject building at 463 Eureka Street is determined not to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 463 Eureka Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building at 463 Eureka Street was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject building at 463 Eureka Street was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

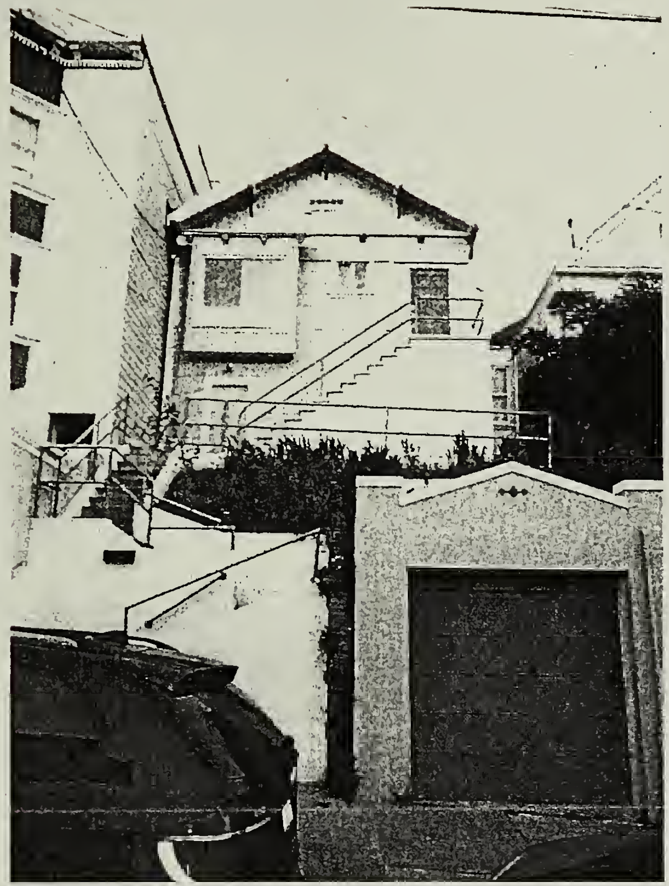
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8/31/2011

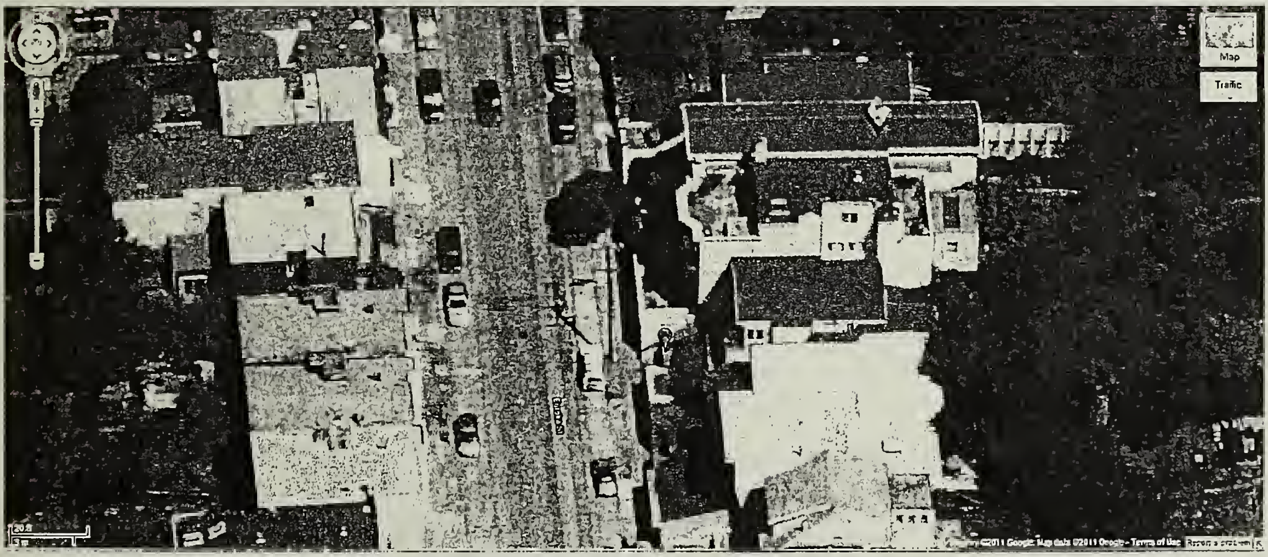
Tina Tam, *Senior Preservation Planner*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

Photographs:



Photograph 1: 463 Eureka St, camera facing east, May 28, 2011



Photograph 2: Aerial of 463 Eureka St

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information

PROJECT ADDRESS	BLOCK/LOT(S)
354 Mullen Ave	5535 / 006

CASE NO.	PERMIT NO.	PLANS DATED
2011.0757E		

GOVERNMENT
DOCUMENTS DEPT

SEP 27 2011

SAN FRANCISCO
PUBLIC LIBRARY

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If condition applies, please initial.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

NOTE:
If ANY box is initialed in STEP 2, Environmental Planner MUST review & initial below. (If not, go to STEP 3)

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Environmental Planner and can proceed with categorical exemption review.

GO TO STEP 3 _______

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☒ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by ALL Planners)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvments not included).

______ 2. **Interior alterations/interior tenant improvments.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards*.

______ 5. **Garage opening** that meets the *Guidelines for Adding Garages and Curb Cuts* (not including storefront window alterations).

______ 6. **Deck, terrace construction, or replacement fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _______________

* _______ 9. **Reclassification of property status** to Category C

Specify: _______________

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 _______

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

9/12/11
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	September 2, 2011
Case No.:	**2011.0757E**
Project Address:	**354 Mullen Avenue**
Block/Lot:	5535/006
Zoning:	RH-1 (Residential, House, One-Family) Zoning District Bernal Heights Special Use District 40-X Height and Bulk District
Staff Contact:	Brett Bollinger (Environmental Planner) (415) 575-9024 brett.bollinger@sfgov.org Rich Sucre (Preservation Planner) (415) 558-6258 richard.sucre@sfgov.org
Date of Review:	September 2, 2011 (Part 1)

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

Constructed in 1908, the subject building at 354 Mullen Avenue is a three-story, wood-frame single-family residence located on a lot measuring 50-ft by 70-ft in the Bernal Heights neighborhood. The building has a varied roofline and is clad with horizontal wood siding. The building is bordered by a tall concrete retaining wall, and features a flight of wood and concrete stairs, which lead from the street level up to the entrance. The building possesses aluminum-sash windows and features little to no ornamentation. The building appears to have had two major additions: a third-story addition and a shed addition on the west (rear) façade.

The subject building is located on a steep up-sloping lot. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

Pre-Existing Historic Rating / Survey

The subject property is not included on any qualified historic resource surveys or listed in any local, state or national historical registers. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1908).

Neighborhood Context and Description

The immediate area has a mixed residential character and consists largely of newer multi-story apartment buildings, small-scale two-story townhouses, and one-to-two-story, turn-of-the-century cottages. The predominant architectural styles in the immediate area include Contemporary, Mid-Century Modern, and Edwardian-era architectural styles. On this block of Mullen Avenue, the adjacent buildings were either constructed prior to 1920, or after 1970. A large number of the adjacent properties appear to have had major alterations to their exterior facades.

It does not appear that this block of Mullen Avenue is eligible for listing as an historic district. No designated or determined eligible historic districts are located within the immediate vicinity of the subject property.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Department staff finds that the subject property at 354 Mullen Avenue is not eligible for inclusion in the California Register of Historical Resources (California Register).

To assist in the evaluation of the subject building, the Project Sponsor has submitted the following information:

- William Kostura, *Historical Evaluation of 354 Mullen Street, San Francisco* (June 2011)

Department staff has reviewed these documents and concurs with the findings and analysis. The assessment is based upon information gathered about the subject property and neighborhood to date.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1908, the subject building at 354 Mullen Avenue was constructed on an up-sloping lot in the Bernal Heights neighborhood. Historically, the Bernal Heights neighborhood developed with modest, working-class, single-family residences starting in the 1860s. By the 1950s, the Bernal Heights neighborhood had been fully developed with only a few vacant parcels remaining.

According to Sanborn Fire Insurance Maps, the subject lot was shown as vacant in 1899. During this time period, Mullen Avenue was known as Shakespeare Street. By 1905, the Sanborn Fire Insurance Maps show a small one-and-one-half story residence with a square footprint. According to the 1907 Block Book, the owner of the subject lot was Paul Strauss. In 1908, Spring Valley Water Company records show a residence occupied by Mrs. Kaufman. From 1908 to 1914, 354 Mullen Avenue was occupied by members of the Kaufman family, who were primarily laborers and tradesmen (blacksmith, bakers, steelworker, etc.). By 1914, the Sanborn Fire Insurance Maps show a slightly, larger two-story residence with a rectangular plan, which roughly aligns to the floor plan of the current house at 354 Mullen Avenue. During this time period, Mullen Avenue was known as Isabel Street. This street was renamed Mullen Avenue in the 1930s. The Strauss and Kaufman families were shown as the occupants of adjacent properties at 338 and 355 Mullen Avenue, respectively. Subsequent to the Kaufman family, 354 Mullen Avenue was occupied by several different individuals and families, including David Spowart, an iron foundry molder (1918 to 1920); John and Louise Pado (1930); Walter and Alice Anderes (1937 to 1946); and Ernest Swanson (1953 to the 1960s). Based upon this history, this property likely functioned as a rental property.

Based upon this history and information provided in the consultant report, 354 Mullen Avenue is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Documentation provided in the consultant report show that no persons of known historical significance appear to have been associated with the subject building; therefore, 354 Mullen Avenue is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1908, the subject building is a three-story, wood frame, single-family residence with a varied gable and shed roof designed in a simple vernacular style. The building features wood siding on the ground floor and stucco on the upper levels. The building is adorned with two angled bay windows, cartouches, and a prominent cornice with modillions and dentils. The building's fenestration consists of one-over-one, double-hung, vinyl windows.

Based on the information provided in consultant report, 354 Mullen Avenue is not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As a single-family vernacular residence, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a simple vernacular residence, and does not embody any notable characteristics, which distinguish the building as historically significant. No architect was uncovered.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks
Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 354 Mullen Avenue was determined not to meet any of the aforementioned California Register significance criteria, an analysis of integrity was not conducted.

Based upon information provided in the consultant reports, the subject building appears to have had substantial alterations. The documented alterations include: minor grading (1983). Although not documented in the permit record, a visual survey of the property denotes a third-story vertical addition and a one-story horizontal addition on the rear façade. Similarly, the aluminum-sash windows are clearly replacement windows and are not original to the building.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 354 Mullen Avenue was determined not to meet any of the aforementioned California Register significance criteria, an analysis of the character-defining features was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present

- ☐ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-Contributor to an eligible Historic District

☒ No Historical Resource Present

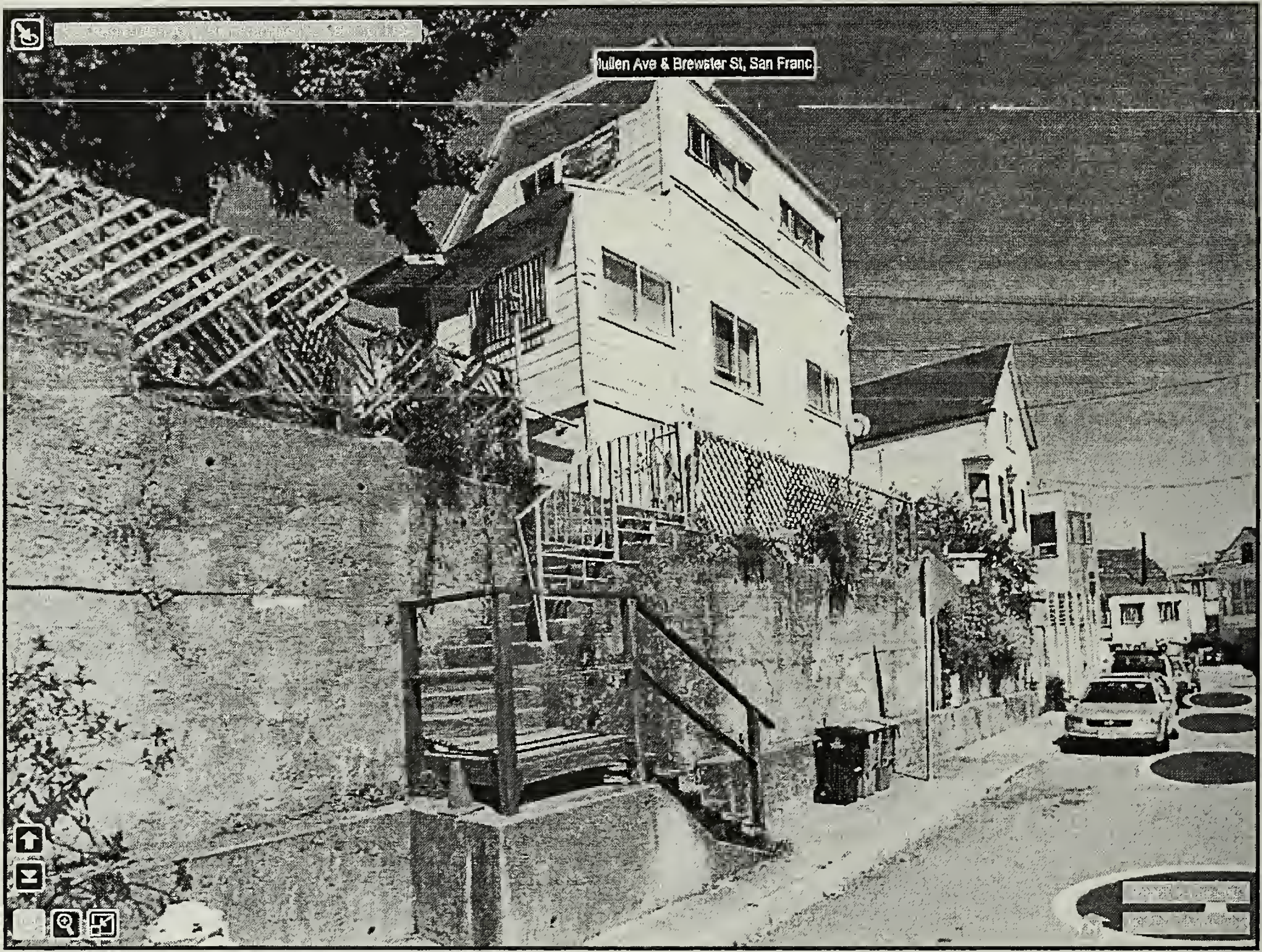
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 9-9-2011

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

IMAGES



354 Mullen Avenue, View of South and East Facades

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

ATTN:
Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

REVISED SITE INCLUDED FROM NEIGH. MTG.

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

W/SITE PERMIT APPLICATION @ PLANNING

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.

b. The information presented is true and correct to the best of my knowledge.

c. I understand that other applications and information may be required.

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OCT - 3 2011
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PUBLIC LIBRARY

Signed (owner or [✓ agent]):
Date: 7/28/11

(For Staff Use Only) Case No. 2011.0856E

Address: 68 COATES ST.

Block/Lot: 5625/013

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	ALICIA CHAZEN	Telephone No.	415 939 . 4483
Address	68 GATES ST. SF CA 94112	Fax. No.	
		Email	
Project Contact	CLAIRE BEASLEY	Telephone No.	415 931 · 9124
Company	FIVE DESIGN	Fax No.	415 · 354 · 3335
Address	651 B SCOTT ST. SF CA 94117	Email	claire@five-design.com

Site Information

Site Address(es): 68 GATES ST. SF

Nearest Cross Street(s): POWHATTAN

Block(s)/Lot(s): 5625 / 013 Zoning District(s): RH-1

Site Square Footage: 2,625 SF Height/Bulk District:

Present or previous site use:

Community Plan Area (if any):

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use: SINGLE FAMILY RESIDENTIAL

Narrative project description. Please summarize and describe the purpose of the project.

REMODEL FRONT FACADE, EXPAND/LEGALIZE EXISTING SECOND STORY ADDITION, EXTERIOR STAIR

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☑
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☑
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,270	1,270	376	1,646
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	+/- 200	+/- 200	0	+/- 200
Other (specify use)	0	0	0	0
Total GSF	1,470	1,470	376	~~3~~ 1,846
Dwelling units	1	1	0	0
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	24'-10"	—	—	29'-11"
Number of stories	2	2	0	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN [illegible] G
CATEGORICALLY E[illegible] REVIEW
CLASS 1
MINOR ALTERATION OF EXISTING PRIVATE STRUCTURE INVOLVING NEGLIGIBLE EXPANSION OF USE.
AW 9/23/11
Approved Planning Dept. [illegible] Planner

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Monica Pereira
(415) 575-9107
monica.pereira@sfgov.org

Preservation Planner: Matt Weintraub
(415) 575-6812
matt.weintraub@sfgov.org

Project Address: **68 Gates Street**
Block/Lot: 5625/013
Case No.: **2011.0856E**

Date of Review: September 8, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 68 Gates Street is a single-family dwelling that was constructed in 1913, according to records of the Department of Building Inspection. The San Francisco Assessor lists the "year built" as 1914, which appears to be the first year that the property was included in the City and County tax rolls. The subject building at 68 Gates Street is a one-and-a-half-story over raised basement/garage, wood-frame structure with a concrete foundation and a gable roof. The subject building appears to have been originally constructed with elements of Craftsman architectural style, and it has undergone substantial material alterations since its original construction. Architectural features of the primary elevation of the subject building include: asbestos siding; walk-up main entry/enclosed porch with shed roof; shallow rectangular bay window with shed roof; exposed rafter tails; windows with wood sash in double-hung and divided-light configurations; attic window; plain wood verge-boards at the gable; and a rooftop dormer at the south side. Site features include a masonry site wall at the north side of the primary elevation.

The subject building at 68 Gates Street is located at the front of a rectangular lot that is 37.5 feet wide, 70 feet deep, and 2,625 square feet in area. The subject property is located on the west side of Gates Street, between Bernal Heights Boulevard and Powhattan Avenue, in the Bernal Heights neighborhood, within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property at 68 Gates Street consists primarily of single-family dwellings that were constructed during the first half of the 20th century. Residential buildings are typically single-family dwellings that are between one and three stories tall, including smaller cottages and larger houses. Architectural influences that are apparent in the area include Craftsman, Mediterranean Revival/Eclectic, and Modern, with most buildings characterized as simplified and/or vernacular variations of these architectural styles. The area does not exhibit a single predominant architectural style, character, or period of development. The area contains a generally rectangular street grid (with curvilinear streets found to the north and south, at the summit and base of Bernal Heights, respectively) and blocks with narrow and relatively short residential lots. Most dwellings are located at or near the fronts of lots, with minimal or no front/side yards, and may include garages at street level.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 68 Gates Street is not included in any historic resource surveys or listed in any local, state or national registries. The subject property is not located within any designated or identified historic districts. The Department's 1976 Citywide Architectural Survey identified several individual properties in the area (not including the subject property) as potential individual architectural resources, none of which are located closer than approximately five blocks away from the subject property. Department records also indicate that several properties in the area (not including the subject property) are identified as post-1906 Earthquake and Fire "refugee shacks" that were originally constructed in U.S. Army relief camps, none of which are located closer than approximately two blocks away from the subject property.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building at 68 Gates Street is considered to be a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because it is more than 50 years of age (constructed in 1913).

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following report:

- ☐ *Supplemental Information Form for Historical Resource Evaluation*, prepared by Sheila McElroy, Circa: Historic Property Development, dated July 20, 2011.

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject property.

Included is an evaluation of the subject property at 68 Gates Street, which is not eligible for the California Register, based on the following criteria:

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☐ Yes ☒ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance: none		Period of Significance: none ☐ Contributor ☐ Non-Contributor	

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 68 Gates Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building is not known to have been influential or representative of any significant patterns of development in the area. While the subject building is one of the older dwellings in the area (the upper south slope of Bernal Heights), it is one of several similar dwellings that were constructed at approximately the same time in the area, and there are several other dwellings in the area that were constructed before the subject building. The subject building is not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject building at 68 Gates Street is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 68 Gates Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the subject building was owned and occupied by various individuals for relatively short periods of time during its history, which included 15 transfers of property ownership before 1976, and single ownerships with durations that averaged approximately four years and did not equal or exceed nine years until after 1959. None of the historic owners and occupants of the subject building are known to have been important individuals in the history of the City, the State, or the nation. Therefore, the subject building at 68 Gates Street is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 68 Gates Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). There is no available information to indicate that the subject building embodies a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. No architect is known, and visual inspection indicates that the subject building is the work of a commercial builder who employed standard designs, features, materials, and construction methods of the period. The builder may have been Wm. G. McDiarmod, who is the earliest known owner and who is listed in the Crocker-Langley San Francisco Directory of 1915 as "bldr [builder] D Coffin & Co", but who is not listed in original construction records that are available at the Department of Building Inspection. High artistic expression is not apparent in the overall design. The subject building does not qualify as an important or representative individual example of architecture from the period. (The subject building is evaluated in its current condition, which includes previous physical alterations that may have diminished any architectural significance that was present in its original construction.) Furthermore, the subject building is not part of any significant grouping of physical properties that may be considered to be a potential historic district. The subject property does not appear to contribute to any significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Therefore, the subject building at 68 Gates Street is determined not to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 68 Gates Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building at 68 Gates Street was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable. However, it may be noted that the following substantial material alterations have occurred: insertion of garage in the front of the house in 1940; application of asbestos siding over "rustic" and replacement of garage door in 1954; and construction of a rooftop dormer (date unknown).

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject building at 68 Gates Street was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 9-22-2011

Tina Tam, *Senior Preservation Planner*

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
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SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2010.0967E
Project Title: **330 Seacliff Avenue**
Zoning: RH-1(D) (Residential, House, Single Family, Detached)
40-X Height and Bulk District
Block/Lot: 1309/002
Lot Size: 8,550 square feet
Project Sponsor: Dave Swetz, Butler Armsden Architects
(415) 674-5554
Staff Contact: Shelley Caltagirone – (415) 558-6625
shelley.caltagirone@sfgov.org

PROJECT DESCRIPTION:

The subject building is a two-story-over basement, single-family residence designed by Albert Farr in 1929-30 and located northwest of the intersection of Seacliff Avenue and El Camino Del Mar at the northern edge of the Seacliff neighborhood. The proposal is to renovate the approximately 4,956-square-foot house and add approximately 2,838 square feet by excavating beneath the building and adding horizontal additions at the north and southwest ends of the building for a total 7,794 square feet. (Continued on next page.)

F
P41
#1
9/27/11

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2))

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

September 27, 2011
Date

cc: Dave Swetz, Project Sponsor
Mark Parcella, Property Owner
Shelley Caltagirone, Preservation Planner
Virna Byrd, M.D.F.

Supervisor Mar, District 1 (via Clerk of the Board)
Distribution List
Historic Preservation Distribution List
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PROJECT DESCRIPTION (continued):

The southwest addition will be one story over a basement and will be approximately 32′-6″ deep by 23′ wide. The southwest addition will be connected to the existing house by a new two-story circular stair hall that projects from the rear (west) façade. The north addition will add a basement-level garage in the location of the existing driveway along the property line as well as a two-story, approximately 21′ deep by 3′-6″ wide addition to infill an existing side setback. Both additions will be clad in stucco and will be topped by a clay tile roof. Windows and doors will be replaced at the side and rear facades. There are no additional changes proposed for the existing front façade.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a Category B property (Requires Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (more than 50 years old).

As described in the Historic Resource Evaluation (HRE) Memorandum[1] (attached), 330 Seacliff Avenue is eligible for inclusion on the California Register as an individual historic resource under Criterion 3 (Architecture) and as a contributor to a potential Seacliff historic district under Criteria 1 (Events) and 3 (Architecture). The building is individually significant both as a building that embodies the distinctive characteristics of the Mediterranean Revival style and as the work of master architect Albert Farr. The building is significant as a contributor to a historic district that exemplifies early 20th century "residence park" design spanning 1913-1935. The property retains high historic integrity from this period of significance.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. The Department determined that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. Overall, the project appears to be in keeping with the Secretary of the Interior Standard's for Rehabilitation (Standards). Moreover, it does not appear that the proposed alteration would have a significant adverse impact on any off-site historic resources as no known resources are located in the immediate area. The following is an analysis of the proposed project per the applicable Standards.

Standard 1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project would retain the existing property's use as a single-family residential building and would maintain the site's and the neighborhood's historic character.

---

[1] Historic Resource Evaluation Response (HRER) Memorandum from Shelley Caltagirone, Preservation Technical Specialist, Part I dated May 4, 2011, Part II dated August 23, 2011.

Standard 2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project would retain the Mediterranean Revival-style of the primary façade as no changes would affect the character-defining architectural details or the shape of the front courtyard. The new additions would also respect the distinctive L-shaped plan of the building. The windows to be replaced are at the rear and side facades and are of secondary importance so that their removal would not harm the character of the historic resource. Because the majority of the distinctive features would be retained, the proposed project would preserve the historic character of the building as an early twentieth century Mediterranean Revival style residence designed by a master architect.

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
The proposed project does not involve alterations to the existing property that would create a false sense of historical development.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
The property does not feature alterations that have gained historical significance.

Standard 5. Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.
The proposed project would preserve all distinctive materials, features, finishes, and construction techniques on the exterior of 330 Seacliff Avenue, including the stucco cladding, arched window openings, terracotta roof tiles, and decorative finials at the courtyard wall.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
Deteriorated features such as the stucco and terracotta roof would be repaired. Where replacement is necessary, such as at the rear façade where the harsh marine conditions have weathered the existing windows, the replacement would be in-kind. .

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project, as revised 7/18/2011, would add a new one-story-over-basement southwest wing and a basement-level garage at the north end and would infill a two-story niche in the north side wall. The garage addition would be substantially below-grade and the infill addition would not be visible from the street. Both of these additions would have a minimal impact to the existing massing and scale of the historic building. The southwest addition would be visible from the street in conjunction with the front façade; however, it has been designed in a manner that is subordinate in scale and ornamentation, compatible in terms of materials and massing, and differentiated in terms of siting and detailing. Overall the additions would read as contemporary additions to the historic building without harming its historic integrity or detracting from the building's character or setting. Moreover, the additions would not affect the building's relationship with the Seacliff neighborhood or China Beach.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project is not planning any major structural changes to the existing building that would prevent the future removal of the planned additions or alterations.

The proposed project would renovate the approximately 4,956-square-foot house and add approximately 2,838 square feet by excavating beneath the building and adding horizontal additions at the north and southwest ends of the building for a total 7,794 square feet. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides for additions to existing structures provided that the addition would not result in more than 10,000 square feet if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would make alterations to an existing structure and add approximately 2,838 square feet to a 4,956-square-foot residential building in an urban location that is not environmentally sensitive and that is well served by all public services. The proposed project therefore meets the criteria of Class 1

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed work would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Shelley Caltagirone
(415) 558-6625
shelley.caltagirone@sfgov.org

Project Address: **330 Seacliff Avenue**
Block/Lot: 1309/002
Case No.: **2010.0967E**

Date of Review: May 4, 2011 (Part I)
N/A (Part II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject parcel is located northwest of the intersection of Seacliff Avenue and El Camino Del Mar at the northern edge of the Seacliff Neighborhood. The property is located within a RH-1(D) (Residential, House, Single-Family, Detached) Zoning District and a 40 -X Height and Bulk District.

330 Seacliff Avenue was designed by architect, Albert Farr and constructed in 1929-1930. It is a two-story, single-family Mediterranean Revival-style residence, with an 'L'-shaped plan and hipped roof. The building exhibits typical details of the style, including a terracotta tile roof, stucco cladding, faux quoins, arched windows with balconettes, multi-light wood-sash windows, and a front courtyard. Located at the edge of the early 20th century neighborhood, the building sits on top of a bluff overlooking China Beach.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1929-30).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The Sea Cliff neighborhood is distinguished from the rest of the Outer Richmond by its City Beautiful-inspired planning, including the curvilinear street pattern and cohesive architectural character. Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to outer lands of San Francisco. The development of the former Baker Tract, which became the exclusive Seacliff residential park, was undertaken by the John Brickell Company, builder and developer Harry B. Allen, and engineer William B. Hoag. The sale of lots in the new neighborhood began in 1913 with later subdivisions occurring in 1916, 1623, and 1928. Buyers of lots within Seacliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. Many of the homes were designed by prominent Bay Area architects such as Willis Polk, Bliss & Faville, Albert Farr, Charles Whittelsey, Edward G. Bolles, George W. Kelham, William W. Wurster, Hyman & Appleton, Earl Bertz, Frederic Nickerson, Bakewell & Weihe, Sylvain Schnaittacher, Matthew V. Politeo, Houghton Sawyer, George McCrea, Warren Charles Perry, and Will H Toepke. In order to ensure a private and picturesque environment for the new residential development, Hoag designed double roadways with red brick retaining walls, landscaping, and elevated sidewalks and terraced the lots into the hillside to ensure that each house had a view of the ocean. These elements combined with the design guidelines for the restricted residence park resulted in neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect-designed homes.[1] The neighborhood lots appear to have been completely built out by around 1935. Seacliff is an excellent example of the type of restricted residential parks developed west of Twin Peaks in the early 20th century.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is eligible for the California Register of Historical Resources based on the following Criterion(s):

Criterion 1 - Event:	☒ Yes	☐ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☒ Yes	☐ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		
If Yes; Period of significance:	1913-1935		

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[1] It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

Based on the information provided by the consultant, Page & Turnbull, and found in the Planning Department, staff finds that the subject building is eligible for inclusion on the California Register as an individual resource under Criterion 3 and as a contributor to a potential historic district under Criteria 1 and 3.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Research has not revealed that any significant events occurred at 330 Seacliff Avenue, thus the building is not individually eligible for listing on the California Register under this Criterion. However, the property appears to be eligible for listing as a contributor to a potential Seacliff historic district under Criteria 1 and 3. Seacliff exemplifies early 20th century "residence park" design, a neighborhood planning concept that reflected the ideals of the "City Beautiful" movement. The development period of the Seacliff neighborhood spans approximately 22 years (1913-1935) and is represented by a variety of Eclectic Revival architectural styles. The neighborhood retains a high concentration of intact houses from this period, with relatively few contemporary intrusions. The boundaries of the district would likely be the Presidio and 25th Avenue to the east, an irregular line along Lake Street, 30th Avenue, and California Street to the south, Lincoln Park to the west, and the Pacific Ocean to the north.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
Records show that none of the property owners or tenants of the building are important to the local, regional or national past. Therefore, 330 Seacliff Avenue, is not eligible under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
330 Seacliff Avenue appears eligible for listing as an individual resource under this Criterion as both a building that embodies the distinctive characteristics of the Mediterranean Revival style and as the work of master architect Albert Farr. The building's terracotta tile roof, stucco cladding, faux quioning, arched windows with balconettes, and courtyard are all typical of this style as it developed in early 20th century San Francisco. Furthermore, Farr was a prolific Bay Area architect and who designed 12 residences in the Seacliff neighborhood. Additionally, as noted above, the property appears to be eligible for listing as a contributor to a potential Seacliff historic district under Criteria 1 and 3 for exemplifying early 20th century "residence park" design.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's *period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

330 Seacliff Avenue retains a good degree of integrity, having undergone few major alterations since it was originally constructed. Although the rear (west) façade has been altered since its original construction, it is a secondary façade and the change does not significantly diminish the building's overall integrity of design, workmanship, feeling, or materials. Overall, the building conveys its significance as an Mediterranean Revival style residence designed by Albert Farr in the early 20th century Seacliff residential park neighborhood.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include the following:

- Bluff-top location in Seacliff neighborhood
- Two-story L-shaped massing
- Secluded front courtyard
- Mediterranean Revival style features:
    - Stucco cladding
    - Faux quoins at corners
    - Hipped roof with terracotta tiles, exposed rafter tails, and copper rain gutters
    - Stucco chimneys with terracotta tile roofs
    - Wood shutters
    - Multi-light wood-sash windows
    - Arched window openings separated by engaged columns

CEQA HISTORIC RESOURCE DETERMINATION

☐ No Historical Resource Present

If there is no historical resource present, please have the Senior Preservation planner review, sign, and process for the Environmental Division.

☐ Property is not a Historical Resource but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

☒ Historical Resource Present

If a historical resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 5/20/2011

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
I:\DECISION DOCUMENTS\HRER

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Shelley Caltagirone
(415) 558-6625
shelley.caltagirone@sfgov.org

Project Address: 330 Seacliff Avenue
Block/Lot: 1309/002
Case No.: **2010.0967E**

Date of Review: May 4, 2011 (Part I)
August 23, 2011 (Part II)

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per drawings dated: 7/18/2011

Project description

The proposal is to renovate the single-family, two-story-over basement, 4,956 square-foot house and add approximately 2,838 square feet by excavating beneath the building and adding horizontal additions at the north and southwest ends of the building for a total 7,794 square feet. The southwest addition will be one story over a basement and will be approximately 32'-6" deep by 23' wide. The southwest addition will be connected to the existing house by a new two-story circular stair hall that projects from the rear (west) façade. The north addition will add a basement-level garage in the location of the existing driveway along the property line as well as a two-story, approximately 21' deep by 3'-6" wide addition to infill an existing side setback. Both additions will be clad in stucco and will be topped by a clay tile roof. Windows and doors will be replaced at the side and rear facades. There are no additional changes proposed for the existing front façade.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project will not cause a significant impact to the historical significance of the identified historic resource. Staff did not fully concur with Page & Turnbull's evaluation of the project impacts as proposed in the plans dated 10/22/2010.[1] As initially proposed, the south addition was highly visible and overwhelmed the historic building and the surrounding homes because of its scale. In response, the Project Sponsor revised the project as shown in the plans dated 7/18/2011 to eliminate the second floor of the south addition. As revised, staff finds that the project meets the Secretary of the Interior Standards for Rehabilitation, as discussed below:

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will retain the existing property's use as a single-family residential building and will maintain the site's and the neighborhood's historic character.

Standard 2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project will retain the Mediterranean Revival-style of the primary façade as no changes would affect the character-defining architectural details or the shape of the front courtyard. The new additions will also respect the distinctive L-shaped plan of the building. The windows to be replaced are at the rear and side facades and are of secondary importance so that their removal will not harm the character of the historic resource. Because the majority of the distinctive features would be retained, the proposed project would preserve the historic character of the building as an early twentieth century Mediterranean Revival style residence designed by a master architect.

Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not involve alterations to the existing property that would create a false sense of historical development.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The property does not feature alterations that have gained historical significance.

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[1] Page & Turnbull, Inc. *330 Seacliff Avenue Historic Resource Evaluation.* Prepared February 25, 2011. On file for review at the SF Planning Department, National Register Historic District Files, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

Standard 5. Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project will preserve all distinctive materials, features, finishes, and construction techniques on the exterior of 330 Seacliff Avenue, including the stucco cladding, arched window openings, terracotta roof tiles, and decorative finials at the courtyard wall.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Deteriorated features such as the stucco and terracotta roof will be repaired. Where replacement is necessary, such as at the rear façade where the harsh marine conditions have weathered the existing windows, the replacement will be in-kind. .

Standard 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project, as revised 7/18/2011, will add a new one-story-over-basement southwest wing and a basement-level garage at the north end and will infill a two-story niche in the north side wall. The garage addition will be substantially below-grade and the infill addition will not be visible from the street. Both of these additions will have a minimal impact to the existing massing and scale of the historic building. The southwest addition will be visible from the street in conjunction with the front façade; however, it has been designed in a manner that is subordinate in scale and ornamentation, compatible in terms of materials and massing, and differentiated in terms of siting and detailing. Overall the additions will read as contemporary additions to the historic building without harming its historic integrity or detracting from the building's character or setting. Moreover, the additions will not affect the building's relationship with the Seacliff neighborhood or China Beach.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project is not planning any major structural changes to the existing building that would prevent the future removal of the planned additions or alterations.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 9-9-2011

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Aaron Starr, Project Planner

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information

PROJECT ADDRESS 588 Arkansas St.	BLOCK/LOT(S) 4098/002A

CASE NO. 2011.0857E	PERMIT NO.	PLANS DATED 7/18/11

GOVERNMENT
DOCUMENTS DEPT
OCT 11 2011
SAN FRANCISCO
PUBLIC LIBRARY

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If condition applies, please initial.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

NOTE:
If ANY box is initialed in STEP 2, Environmental Planner MUST review & initial below. (If not, go to STEP 3)

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Environmental Planner and can proceed with categorical exemption review.

GO TO STEP 3 _______

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☒ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by ALL Planners)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvments not included).

________ 2. **Interior alterations/interior tenant improvments.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards.*

________ 5. **Garage opening** that meets the *Guidelines for Adding Garages and Curb Cuts* (not including storefront window alterations).

________ 6. **Deck, terrace construction, or replacement fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

________ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _______________________

* _______ 9. **Reclassification of property status** to Category C

Specify: _______________________

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 _______

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

____
Planner's Signature

9/28/11
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

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CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

Date	September 28, 2011
Case No.:	**2011.0857E**
Project Address:	588 Arkansas Street
Block/Lot:	4098/002A
Zoning:	RH-2 (Residential, House, Two-Family) Zoning District 40-X Height and Bulk District
Staff Contact:	Rich Sucre (Preservation Planner) (415) 558-6258 richard.sucre@sfgov.org
	Monica Pereira (Environmental Planner) (415) 575-9107 monica.pereira@sfgov.org
Date of Review:	September 28, 2011 (Part 1)

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

Constructed in 1916, the subject building at 588 Arkansas Street is a one-and-a-half-story-over-basement, wood-frame single-family residence located on a lot measuring 27-ft by 100-ft in the Potrero Hill neighborhood. The building has a curved side-facing gable roof and is clad with painted stucco on the east (primary) façade and shiplap wood siding on the side facades. The building features an at-grade garage and a concrete retaining wall. On the primary façade, the building has a recessed entryway, a tri-partite wood-sash window with a multi-lite transom, and a shallow shed dormer with project eaves. The building's fenestration on the side and rear facades are primarily composed of vinyl-sash windows. Overall, the building is designed in a California Bungalow architectural style, as evidenced by the curved roofline, wood-sash windows, and small-scale massing. On the west (rear) façade, the building has an enclosed sunroom with a shed roof and deck.

The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Pre-Existing Historic Rating / Survey

The subject property is not included on any qualified historic resource surveys or listed in any local, state or national historical registers. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is more than fifty years of age (constructed in 1916).

Neighborhood Context and Description

The subject building is located on the west side of Arkansas Street between 20th and 22nd Streets. The immediate area has a mixed residential character and consists largely of one- to three-story single family and two-family residences. The predominant architectural styles in the immediate area include a high number of Italianate style residence, as well as examples of Stick-Eastlake, Spanish Colonial Revival, and Contractor Modern architectural styles. On this block of Arkansas Street, a number of properties, particular on the east side of Arkansas Street, were constructed prior to 1900. This block does possess several properties constructed between 1900 and 1925, along with properties constructed between the 1940s and 1960s. There are only a few examples of new construction within this neighborhood.

This building is identical to the adjacent properties at 582 Arkansas Street (Block/Lot 4098/002) and 594 Arkansas Street (Block/Lot 4098/002B). Similar properties were also constructed at the rear fronting Wisconsin Street, including: 683 Wisconsin Street (Block/Lot 4098/002E), 693 Wisconsin Street (Block/Lot 4098/002D); and 695 Wisconsin Street (4098/002C). All six properties were constructed in 1916 and appear to have been constructed by the same builders, Dennis Murphy and Thomas Flynn.

No designated or determined eligible historic districts are located within the immediate vicinity of the subject property.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Department staff finds that the subject property at 588 Arkansas Street is not eligible for inclusion in the California Register of Historical Resources (California Register) either individually or as part of an eligible historic district. Although 588 Arkansas Street is one of six similar properties constructed in 1916, these properties do not appear to constitute an eligible historic district, due to a lack of significance and integrity issues. Further, 588 Arkansas Street does not appear to be individually eligible for listing in the California Register, due to a lack of historical significance.

To assist in the evaluation of the subject building, the property owners, Gregory P. and Donna Mohr submitted a Supplemental Information Form for Historic Resource Evaluation (received August 1, 2011). This form provides a brief history of the property, building permit information, and historical photographs of the subject property. Planning Department staff augmented the research and history of the property using in-house archives and records. This assessment is based upon information gathered about the subject property and neighborhood to date.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a
	☐ Contributor ☐ Non-Contributor

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

According to the 1914 Sanborn Fire Insurance Map, the subject lot is shown as vacant. This map shows the adjacent block with several open lots, although a number of smaller single-family dwellings were located across the street on the east side of Arkansas Street.

In May 1916, Charles E. Reinhart filed a building permit to construct a five-room cottage (measuring 25' by 42') for $1,950.00. Completed in the same year, the subject building at 588 Arkansas Street was constructed on an above grade lot in the Potrero Hill neighborhood by builders, Dennis Murphy and Thomas Flynn. Little information is available on the original owner, Charles E. Reinhart, and the builders, Dennis Murphy and Thomas Flynn. According to this building permit, the original residence had a concrete foundation, rustic wood siding on the exterior, and a redwood shingle roof.

By 1919, Sanborn Fire Insurance Maps show the subject property and the other five properties on Arkansas and Wisconsin Streets. As noted earlier, this property was one of six similar residences constructed in 1916 by the same builders in the California Bungalow architectural style. By 1951, Sanborn Fire Insurance Maps show the property in the same configuration as found in 1919. By 1998, Sanborn Fire Insurance Maps show the property with a one-story rear addition and a small one-story outbuilding. For the majority of its history, the property has functioned as a single-family residence, which is consistent with the use and character of the surrounding Potrero Hill neighborhood.

At some point in its early history, the property was sold to Otto and Lilia E. Wilkstrom, who subsequent deeded the property to her relatives, John and Nancy Wilkstrom. For the majority of its entire history, the property was owned by the Wilkstrom family, who sold the property to the current owner, Gregory P. and Donna Mohr in 1995.

588 Arkansas Street was one of several residences constructed in the Potrero Hill neighborhood. During the late 1800s and early 1900s, the Potrero Hill neighborhood was the "seam" between the Mission and Central Waterfront neighborhoods, as represented by the steep and varied topography. Potrero Hill was

a primarily an agricultural/pastoral landscape that was sparsely populated with modest, single-family dwellings and smaller residential enclaves. After the 1906 Earthquake and Fire, the Potrero Hill neighborhood became desirable because of its proximity to downtown and distance away from the path of destruction. Industrial development of the waterfront at Potrero Point triggered residential development of these former pasture lands. By the mid-1910s, Potrero Hill firmly developed as a strong residential neighborhood. From the 1920s onward, the Potrero Hill neighborhood continued in its residential development with smaller booms in the 1950s and 1960s, as evidenced by the small number of modern residences. Through its history, the Potrero Hill neighborhood has had a few notable events, including the construction of public housing after World War I and the development of the 101 and I-280 freeways in the 1940s and 1960s, respectively.

Based upon this history and additional research conducted by Planning Department staff, 588 Arkansas Street is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Little information is available about the Wilkstrom family, who do not appear to be significant to local history. Therefore, no persons of known historical significance appear to have been associated with the subject building; therefore, 588 Arkansas Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1916, 588 Arkansas Street is a one-and-one-half-story-over-basement, wood frame, single-family residence with a curved side-facing gable roof designed in a California Bungalow architectural style. The building features stucco on the primary facade and shiplap wood siding on the side facades. The building features a tri-partite, wood-sash window with a multi-lite transom and shallow shed dormer on the primary façade.

Based upon this history and additional research conducted by Planning Department staff, 588 Arkansas Street is not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As a single-family vernacular residence designed in a Craftsman Bungalow architectural style, the subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject property is an example of a simple vernacular residence, and does not embody any notable characteristics, which distinguish the building as historically significant. Similarly, the subject property is one of six similar buildings and this collection does not appear to possess sufficient significance to qualify for listing as a historic district in the California Register under Criterion

3 (Architecture), since these resources do not appear to embody the distinctive characteristics of a type, period, region, or method of construction. No information was found on the builders.

Criterion 4: **Property yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The documented alterations include: installation of stucco on primary façade (1936); installation of overhead garage door and new steps/landing on primary façade (1956); and window replacement on the side and rear facades (2000 and 2008).

Since 588 Arkansas Street was determined not to meet any of the aforementioned California Register significance criteria, an analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 588 Arkansas Street was determined not to meet any of the aforementioned California Register significance criteria, an analysis of the character-defining features was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present

- ☐ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-Contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

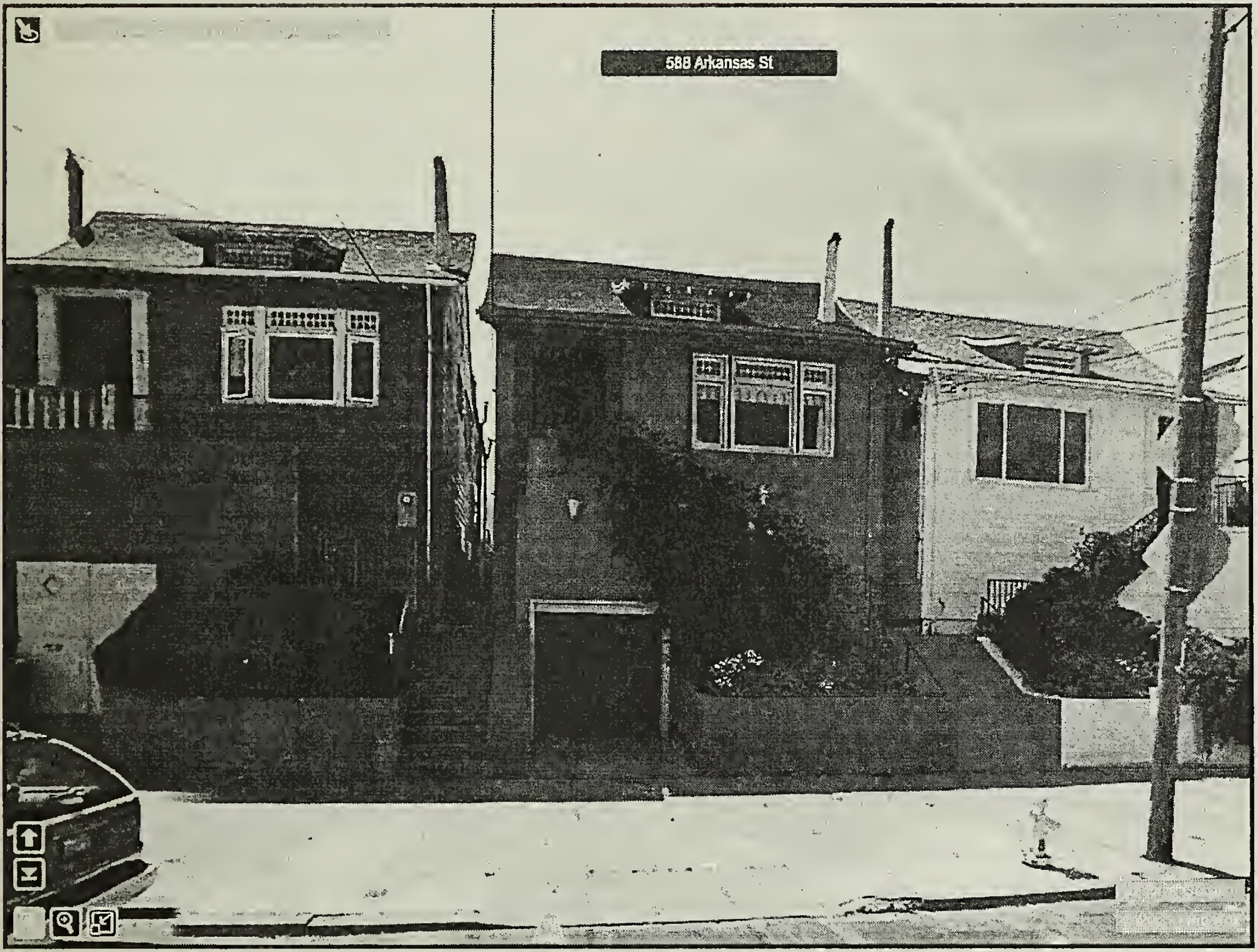
Signature: ______________________ Date: 9/28/2011

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

RS: G:\Documents\2011.0857E 588 Arkansas St\HRER_588 Arkansas St_2011-09-28.doc

IMAGES



588 Arkansas street, View of East (Primary) Façade

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DOCUMENTS DEPT
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Date received:

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SEP 13 2011
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

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PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	~~☒~~
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

RECEIVED
SEP 13 2011
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Signed (owner or agent):
Date: 9/13/11
(For Staff Use Only) Case No. 2011.1082E
Address: 93 CARMEL ST
Block/Lot: 1292 / 021

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner Paul Belotti and Christine Scheerder
Telephone No. 408-891-2340
Address 93 Carmel Street
San Francisco Ca 94117
Fax. No. 408-867-0791
Email paul@pmbelotti.com
Project Contact paul belotti
Telephone No. 408-867-1370
Company
Fax No.
Address
Email

Site Information

Site Address(es): 93 Carmel Street, San Francisco, Ca. 94117
Nearest Cross Street(s) Cole Street
Block(s)/Lot(s) 1293 / 021
Zoning District(s) rh-2
Site Square Footage 2500
Height/Bulk District
Present or previous site use dwelling
Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe)
Estimated Cost $380.000
Describe proposed use single family dwelling

Narrative project description. Please summarize and describe the purpose of the project.

This project involves the addition and renovation of an existing single family dwelling.
It includes the enlargement of the subgrade garage (tworards the rear of the property under the house, max. 6' depth),
providing a laundry room in the exisiting lower level, enlarging the living room by 27 s.f.,
moving the 1968 interanal staircase and adding an additional
bath to the second (top) floor. A redesign of the front façade of the top floor is also proposed.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*. ✓	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2005	2005	173	2178
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				
Dwelling units	1			1
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories	2			2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information

PROJECT ADDRESS 93 Carmel Street	BLOCK/LOT(S) 1293/021

CASE NO. 2011.1082E	PERMIT NO.	PLANS DATED Rcvd 9/13/11

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If condition applies, please initial.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

NOTE:
If ANY box is initialed in STEP 2, Environmental Planner MUST review & initial below. (If not, go to STEP 3)

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Environmental Planner and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☑ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by ALL Planners)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvments not included).

SAC 2. **Interior alterations/interior tenant improvments.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards*.

SAC 5. **Garage opening** that meets the *Guidelines for Adding Garages and Curb Cuts* (not including storefront window alterations).

______ 6. **Deck, terrace construction, or replacement fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

☐ Project is **not listed**: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _______________________________________

*TNT 9. **Reclassification of property status** to Category C

Specify: Integrity lost w/ 1968 remodel

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 SAC

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

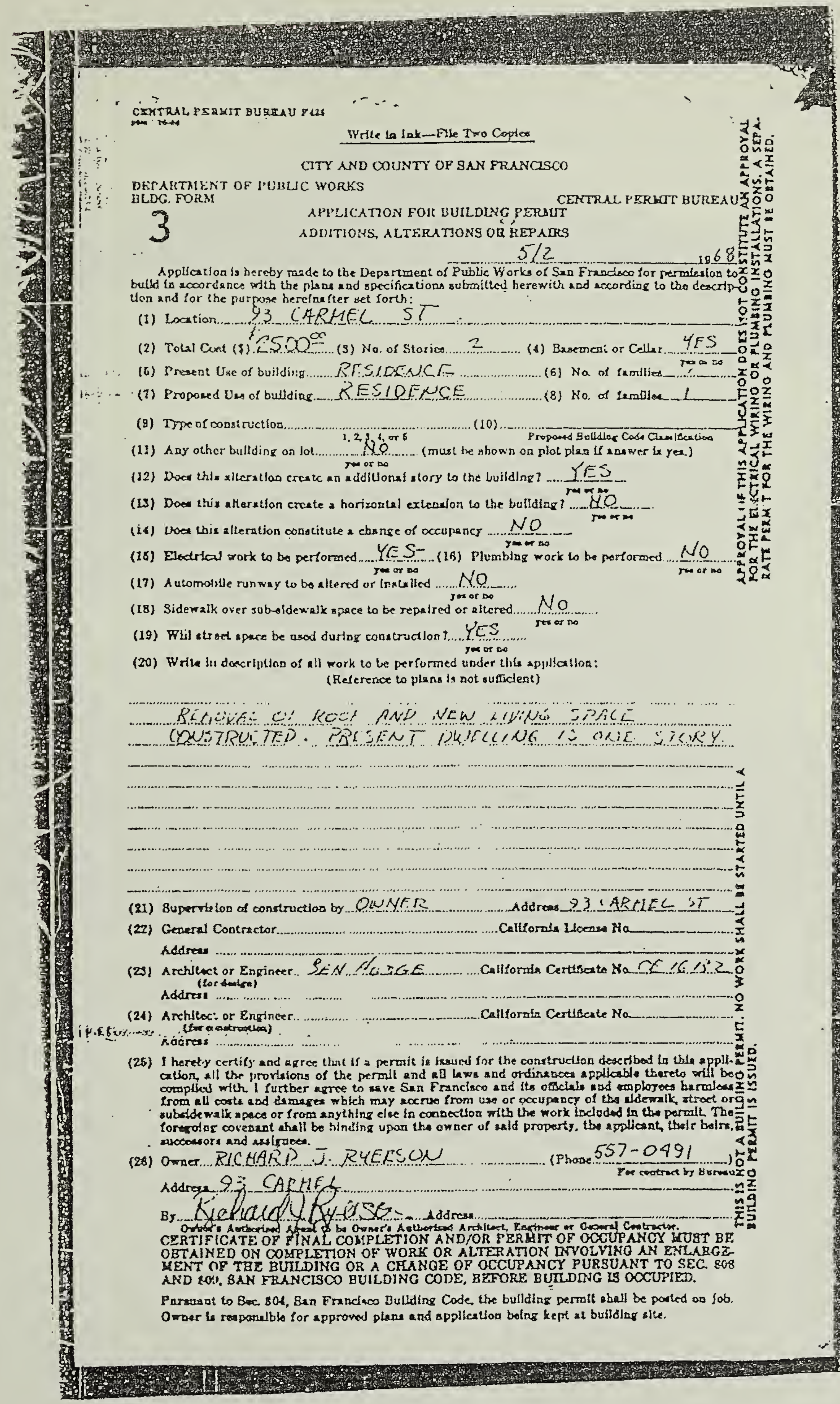
STOP!
Must file *Environmental Evaluation Application.* _______

☑ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Shelley Caltg / Shelley Caltagirone
Planner's Signature

9/28/11
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



CENTRAL PERMIT BUREAU F424

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM
3

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

5/2 1968

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 93 CARMEL ST

(2) Total Cost ($) 2500.00 (3) No. of Stories 2 (4) Basement or Cellar YES (yes or no)

(5) Present Use of building RESIDENCE (6) No. of families 1

(7) Proposed Use of building RESIDENCE (8) No. of families 1

(9) Type of construction (1, 2, 3, 4, or 5) (10) (Proposed Building Code Classification)

(11) Any other building on lot NO (yes or no) (must be shown on plot plan if answer is yes.)

(12) Does this alteration create an additional story to the building? YES (yes or no)

(13) Does this alteration create a horizontal extension to the building? NO (yes or no)

(14) Does this alteration constitute a change of occupancy NO (yes or no)

(15) Electrical work to be performed YES (yes or no) (16) Plumbing work to be performed NO (yes or no)

(17) Automobile runway to be altered or installed NO (yes or no)

(18) Sidewalk over sub-sidewalk space to be repaired or altered NO (yes or no)

(19) Will street space be used during construction? YES (yes or no)

(20) Write in description of all work to be performed under this application:
(Reference to plans is not sufficient)

REMOVAL OF ROOF AND NEW LIVING SPACE CONSTRUCTED. PRESENT DWELLING IS ONE STORY.

(21) Supervision of construction by OWNER Address 93 CARMEL ST

(22) General Contractor California License No.
Address

(23) Architect or Engineer (for design) SEN HODGE California Certificate No. CE 16152
Address

(24) Architect or Engineer (for construction) California Certificate No.
Address

(25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(26) Owner RICHARD J. RYERSON (Phone 557-0491) For contact by Bureau

Address 93 CARMEL

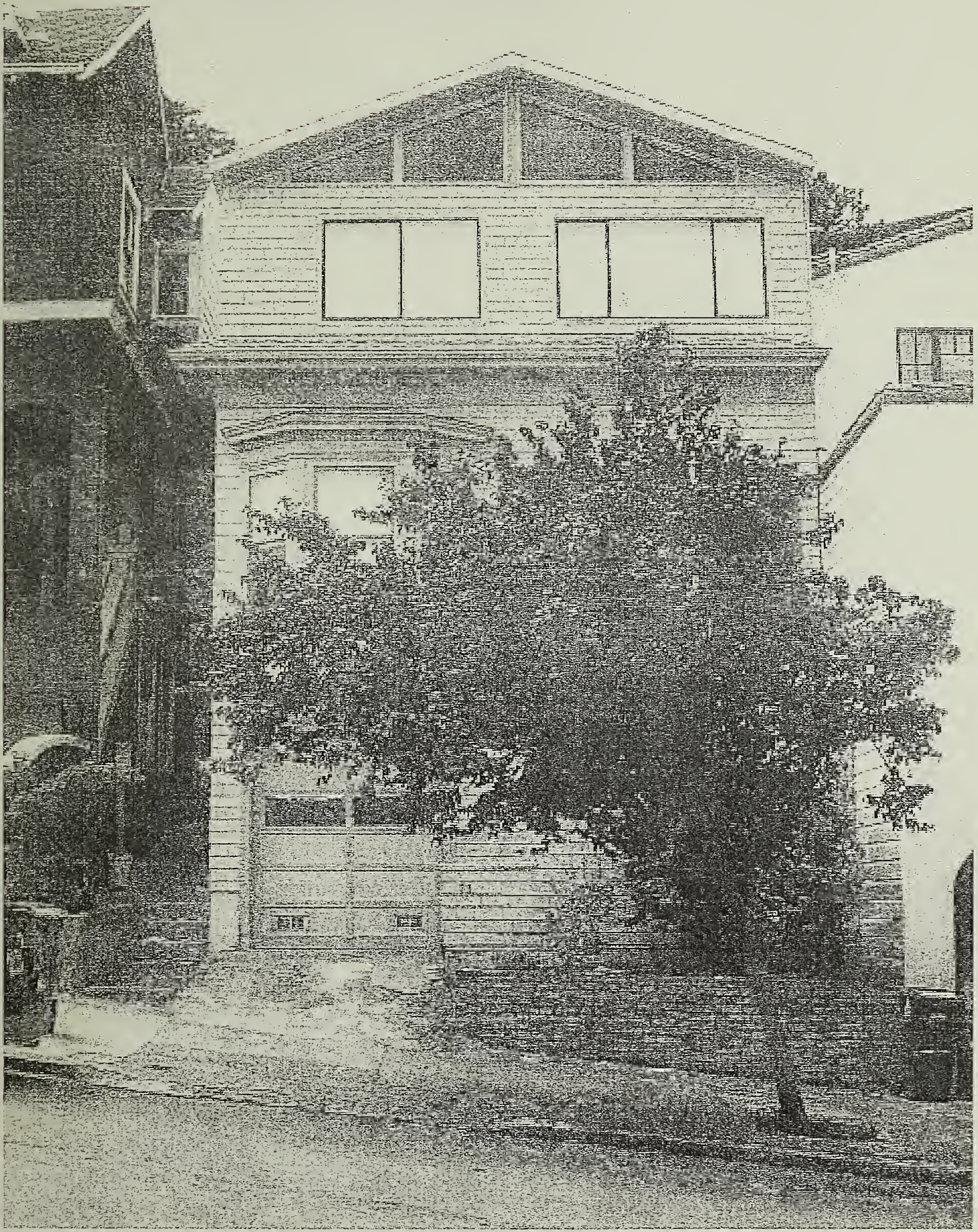
By Richard J Ryerson Address
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information

PROJECT ADDRESS 1015 Carolina Street	BLOCK/LOT(S) 4161/042

CASE NO. 2011.1174E	PERMIT NO. 2011.07.20.0656	PLANS DATED

GOVERNMENT
DOCUMENTS DEPT

NOV 14 2011

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STEP 1 EXEMPTION CLASS

11
1
15/11

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If condition applies, please initial.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. *initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

NOTE:
If ANY box is initialed in STEP 2, Environmental Planner MUST review & initial below. (If not, go to STEP 3)

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Environmental Planner and can proceed with categorical exemption review.

GO TO STEP 3 _______

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by ALL Planners)

If condition applies, please initial.

____ 1. **Change of Use and New Construction** (tenant improvments not included).

____ 2. **Interior alterations/interior tenant improvments.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

____ 4. **Window replacement** that meets the Department's *Window Replacement Standards*.

____ 5. **Garage opening** that meets the *Guidelines for Adding Garages and Curb Cuts* (not including storefront window alterations).

____ 6. **Deck, terrace construction, or replacement fences** that are not visible from any immediately adjacent public right-of-way.

____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

☐ Project is **not listed**: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

____ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

RS 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

*tbt 9. **Reclassification of property status** to Category C

Specify: Extensive Alterations in the 1980's

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 RS

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date 10/05/11

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

(For Staff Use Only) Case No. 2011.1176E

Address: 1015 Carolina St.
Block/Lot: 4161/042

v.8.9.2010

Signed (owner or agent): ______________________ Date: 6/11/11

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner: Rebecca Chang
Telephone No. 415-412-3556
Address: 1015 Carolina St
Fax. No.
Email: rebecca@rebeccachang.com

Project Contact: Cherine Ang
Telephone No. 415.425.0241
Company:
Fax No.
Address: P.O. Box 410140
San Francisco, CA94141
Email: cherineang@sbcglobal.net

Site Information

Site Address(es): 1015 Carolina St San Francisco CA 94107
Nearest Cross Street(s): 23rd
Block(s)/Lot(s): 4161
Zoning District(s): 042
Site Square Footage: 1025
Height/Bulk District:
Present or previous site use:
Community Plan Area (if any):

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe)

Estimated Cost: 300,000

Describe proposed use:

Narrative project description. Please summarize and describe the purpose of the project.

The project is to remodel and expansion on the exisitng home. The exisiting square footage will increase in size by roughly 725 square feet. The expansion will take place in the rear of the house and an additional story in the rear. The front and the back exterior of the house will also be landscaped and refaced.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	~~☒~~ g.l.
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center,** 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

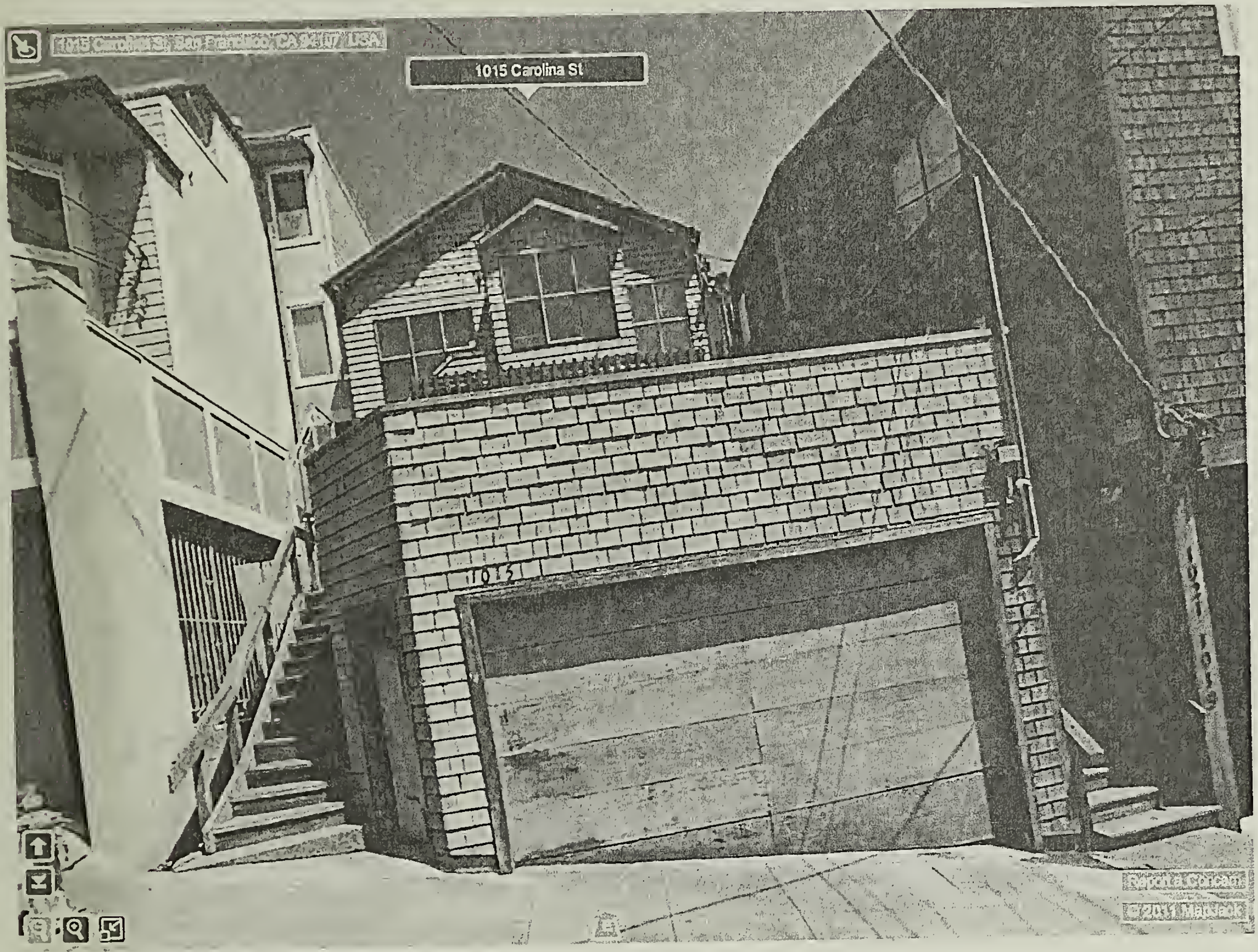
PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1025	945	805	805
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				
Dwelling units	2	1	2	2
Hotel rooms				
Parking spaces	2	2	0	0
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



View of 1015 Carolina Street

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED
APR 14 2011
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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6/11

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San Francisco, CA 94103
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1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☑
Additional studies (list)	☐	☑

GOVERNMENT
DOCUMENTS DEPT
OCT 18 2011
SAN FRANCISCO
PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):

Date: 4/7/11

(For Staff Use Only) Case No. 2011.0437E

Address: 1747 EUCALYPTUS DR.

Block/Lot: 7269/034

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner LIN RICH LIN	Telephone No. 415-812-8430

Address 1747 Eucalyptus
S F Ca 94132	Fax. No.

Email

Project Contact Tony Lee	Telephone No. 415-640-6474

Company	Fax No.

Address 1315 GENEVA AVE
S.F. CA 94112	Email dueai@hotmail.com

Site Information

Site Address(es): 1747 Eucalyptus dr.

Nearest Cross Street(s) Clearfield dr.

Block(s)/Lot(s) 7269/034	Zoning District(s) RH-1

Site Square Footage 2495	Height/Bulk District 40X

Present or previous site use SINGLE FAMILY HOUSE

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe)	Estimated Cost $ 250,000

Describe proposed use Raise lower split level to match 2nd flr. & 3rd fl

Narrative project description. Please summarize and describe the purpose of the project: Addition

Current house is a split level: half one story over crawl space and half one story over grase.
By raising the crawl space headroom same as 2nd floor which creates more living space; Also add a 3rd story to back portion of bldg.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☑	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☑
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______________ What type of foundation would be used (if known)? ______________	☐	☑
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☑
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☑	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☑
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☑
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☑
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☑
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☑
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☑
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☑

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
✓ Residential	1303 S.F.	1303 S.F.	1542 S.F.	2845 S.F.
Retail				
Office				
Industrial				
✓ Parking	1 SPACE	1 SPACE		216 S.F. 1 SPACE
Other (specify use)				
Total GSF				3061 S.F.
✓ Dwelling units	1	1		1
Hotel rooms				
Parking spaces	1	1		1
N/A Loading spaces				
Number of buildings	1	1		1
Height of building(s)	24'	✓		28'
Number of stories	2		1	3

Please describe any additional project features that are not included in this table:

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SAN [illegible]
CATEG[illegible]
CLASS 1
MINOR ALTERATION OF EXISTING PRIVATE STRUCTURES INVOLVING NEGLIGIBLE EXPANSION OF USE.
10/6/11
Approved Planning Dept. Matt Weintraub

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Matt Weintraub
(415) 575-6812
matt.weintraub@sfgov.org

Project Address: **1747 Eucalyptus Drive**
Block/Lot: 7269/034
Case No.: **2011.0437E**

Date of Review: September 29, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 1747 Eucalyptus Drive is a single-family dwelling that was constructed in 1950, according to the San Francisco Assessor and Department of Building Inspection records. The subject building is a split-level single-story over raised basement/garage, wood-frame structure with a concrete foundation, rectangular plan, and combination mansard/flat roof. The subject building exhibits elements of French Provincial Revival architectural style. Architectural features of the subject building include: stucco facing; broken mansard roofline with blind dormer at the west side and decorative chimney at the east side; split-level primary elevation with projecting bay and picture window at the east side, and taller recessed section with ground-level garage and window above at the west side; recessed main entry with walk-up porch at the east side elevation; aluminum sash in windows; and simplified decorative features such as large quoins, non-operable window shutters, and plain wood trim. Site features include a small landscaped front yard with paved driveway, and narrow landscaped side yards.

1747 Eucalyptus Drive is located near the front of a rectangular lot that is 36.5 feet wide, 95 feet deep, and 3,206 square feet in area. The subject property is located on the south side of Eucalyptus Drive, between Havenside and Westmoorland Drives, in the Lakeshore neighborhood, within a RH-1(D) (Residential, House, One-Family, Detached Dwelling) Zoning District and a 40-X Height and Bulk District.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property at 1747 Eucalyptus Drive, within the Lakeshore neighborhood, consists of single-family detached dwellings that were constructed during the mid-20th century period. Dwellings are typically two-level (and/or split-level) with primary single living stories located above raised basement/garages. Architectural influences that are apparent in the area include Period Revival (predominantly French Provincial), Ranch, and Mid-Century Modern. Dwellings are uniformly located near the fronts of lots, with small front yards and narrow side yards between dwellings. (Some areas within the Lakeshore neighborhood contain dwellings that are located side wall-to-side wall with no side yards.) The Lakeshore neighborhood contains a combination rectilinear/curvilinear pattern of streets and blocks, with a rectilinear pattern generally located to the north of Eucalyptus Drive, and a curvilinear pattern generally located to the south and west of (and including) Eucalyptus Drive. The Lakeshore neighborhood is bounded to the south by the shoreline of Lake Merced, which provides the namesake for the neighborhood and influences the curvilinear pattern of streets and blocks in the southern and western parts of the neighborhood.

PRE-EXISTING HISTORIC RATING / SURVEY

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 1747 Eucalyptus Drive is not included in any historic resource surveys or listed in any local, state or national registries. The subject property is not located within any designated or identified historic districts. Within approximately a dozen city blocks of the subject property, there are no individual properties or groups of properties that have been previously identified as historically and/or architecturally significant.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building at 1747 Eucalyptus Drive is considered to be a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because it is more than 50 years of age (constructed in 1950).

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following reports:

- ☐ *1747 Eucalyptus Drive, Supplemental Information Form Preliminary Draft* prepared by Page & Turnbull, Inc., dated December 7, 2010.
- ☐ *1747 Eucalyptus Drive, Supplemental Information Form Update* (Supplemental Information Form for Historical Resource Evaluation) prepared by Page & Turnbull, Inc., dated August 26, 2011.

Department staff has reviewed the reports. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject property.

Included is an evaluation of the subject property at 1747 Eucalyptus Drive, which is not eligible for the California Register, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: none	Period of Significance: none ☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 1747 Eucalyptus Drive is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with an event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building, and construction of the "Lakeshore Park" subdivision of which the subject building is a part, are not known to have been influential or representative of any significant patterns of development in the area. Development of Lakeshore Park is not notable in local history in comparison to other more influential large-scale developments that occurred during the mid-20th century in the southwest portion of San Francisco and surrounding areas, such as: Park Merced; Stonestown; and Westlake, Daly City. The subject building and the Lakeshore Park subdivision are not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject building at 1747 Eucalyptus Drive is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 1747 Eucalyptus Drive is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject building was owned and occupied by relatively few individuals during its history (prior to 1990). The original owners/occupants (1951-1955) were Frank Skaller, a manufacturer of novelty items, and Anita M. Skaller. The subsequent owners/occupants (1955-1990) were Albert Milenbach, a jewelry buyer and seller for Milen's Jewelers, and Bernice S. Milenbach. None of the historic owners/occupants of the subject building are known to have been important individuals in the history of the City, the State, or the nation. Therefore, the subject building at 1747 Eucalyptus Drive is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 1747 Eucalyptus Drive is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). There is no available information to indicate that the subject building embodies a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. The subject building is not a significant individual example that embodies the period and/or place because it is identical in design to many other buildings that were constructed in Lakeshore Park and elsewhere. The subject building does not appear to be the work of a master because it was constructed by a commercial builder (Standard Building Company), and no architect is known or inferred. The subject building does not exhibit high artistic values. Furthermore, the subject building is not part of a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development, that might be considered to be a potential historic district. Lakeshore Park exhibits the architectural characteristics of a mass construction effort by realtors and contractors, and it lacks artistic values that are associated with the influences of professional architects. In addition, the Lakeshore Park subdivision does not include certain distinctive physical characteristics that are found in other similar large-scale developments that occurred during the mid-20th century in the southwest portion of San Francisco and surrounding areas, such as: common green/open spaces (Park Merced); radial curvilinear street/block patterns (Park Merced and Stonestown); and major shopping centers that serve entire suburban regions (Stonestown and Westlake, Daly City). Therefore, the subject building at 1747 Eucalyptus Drive is determined not to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 1747 Eucalyptus Drive is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential). The subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property at 1747 Eucalyptus Drive is determined not to be eligible under California Register Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject building at 1747 Eucalyptus Drive was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable. However, it may be noted that it appears that few physical alterations have occurred to the exterior of the subject building since its original construction, with minimal effect.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject building at 1747 Eucalyptus Drive was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable. However, it may be noted that the subject building exhibits features that are consistent with uniform patterns of residential development that are apparent in the Lakeshore neighborhood, which include: Period Revival architectural style (minimal); detached massing; two-level/split-level form; and landscaped yards.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 10·5·2011

Tina Tam, *Senior Preservation Planner*

cc:
Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
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JUL 01 2011
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PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☐	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	~~☒~~ ?	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or [✓ agent]):
Date: June 20, 2011
(For Staff Use Only) Case No. 2011.0760E
Address: 1375 NOE ST.
Block/Lot: 6580 / 025

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner KAREN CHEN Telephone No. 415 · [redacted] 706 · 5002
Address 1375 NOE ST Fax. No.
SF 94131 Email
Project Contact MAURA ABERNETHY Telephone No. 415 · 730 · 5811
Company MFA DESIGN Fax No.
Address 3293 PIERCE ST Email maura_abernethy@
SF CA 94123 comcast.net

Site Information

Site Address(es): 1375 NOE STREET
Nearest Cross Street(s) 27th
Block(s)/Lot(s) 6580/025 Zoning District(s) RH2
Site Square Footage 3023 Height/Bulk District
Present or previous site use
Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) Estimated Cost $600,000.00
Describe proposed use SINGLE FAMILY RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

RENOVATION OF EXISTING SINGLE FAMILY RESIDENCE AND EXPANSION.

① AT FIRST FLOOR ADD A GARAGE AND FILL IN PATIO, REMODEL KITCHEN. LIVINGROOM AND POWDER ROOM.

② AT BASEMENT LEVEL, ADD FAMILY ROOM, STORAGE ROOM.

③ ADD [redacted] NEW SECOND FLOOR, THIS WILL INCLUDE TWO BEDROOMS, TWO BATHROOMS AND A LAUNDRY ROOM.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center,** 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

THIS INCLUDES GARAGE

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
[✓ Residential]	1723 GROSS		1831	3554 GROSS (INC. GARAG
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				
Dwelling units				
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1

10 · 6 · 2011

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	September 13, 2011
Case No.:	2011.0760E
Project Address:	1375 Noe Street
Zoning:	RH-2 (Residential, House, Two-Family) District 40-X Height and Bulk District
Block/Lot:	6580/025
Staff Contact:	Brett Bollinger (Environmental Planner) (415) 575-9024 brett.bollinger@sfgov.org Michael Smith (Preservation Planner) (415) 558-6322 michael.e.smith@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

1375 Noe Street is located on the east side of the street between 27th and Cesar Chavez Streets in the Noe Valley neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject building was constructed circa 1906 based upon Spring Valley water records. It is a one-story-over-basement, single-family residence that is composed of two rectangular plans joined by a hyphen connection. The rectangular plan on the left side is larger and placed at the front property line. This volume is covered in stucco and features a coupled, one-over-one, double-hung wood window on the left side and two multi-paned, wood sash windows on the right. The volume is topped with hipped roof. The rectangular plan on the right side of the plan is set back from the street behind a tall wooden fence. This volume is smaller than the other, finished with wood siding, and is also topped with a hipped roof. A small, flat roofed, bathroom addition projects forward from the front wall. The hyphen connection between the two volumes contains the primary front entry and is also finished in wood siding. The property slopes down from the street exposing the basement at the rear.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1906).

Neighborhood Context and Description

The Noe Valley neighborhood is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. However, John Meirs Horner is the person most associated with Noe Valley's development. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition. Noe Valley was primarily developed at the end of the 19th century and the beginning of the 20th century. As a result, the neighborhood contains much of the quintessential Victorian and Edwardian residential architecture that has come to symbolize San Francisco. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. The neighborhood took several decades to build out and as a result, it has clusters of mid-century development scattered through out but it was mostly built out by 1920.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

The immediate neighborhood is located on a hillside with up sloping lots on the west side of the street and down sloping lots on the east side of the street. As a result of the slope, the buildings on the west side of the street have a taller street wall than the buildings on the east of the street which are taller at the rear. Architectural styles are mixed with no predominant style represented. Within this context the subject building appears to be one of the oldest. The buildings on the west side of the street are a mix of multi-story single-family dwellings and multi-family dwellings with many more recently constructed buildings. The east side of the street is similarly mixed. Both Cesar Chavez and 27th Streets appear to contain a more cohesive collection of buildings that date from the turn of the 19th century. However, the buildings have varying degrees of visual integrity and are interrupted in several locations by newer infill construction. There does not appear to be potential district because the neighborhood is so visually mixed but it should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the consultant, Tim Kelley, and found in the Planning Department, Preservation staff finds that the subject building is not eligible for inclusion on the California Register individually and is not located within a potentially eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

1375 Noe Street was constructed during Noe Valley's primary development period as it was transitioning from a rural area to an urban neighborhood. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Additional research has not revealed that any significant events occurred on the property, thus the building is not eligible for listing on the California Register under this Criterion. Furthermore, there does not appear to be a collection of buildings from Noe Valley's development period that represents a significant event or series of events.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 1375 Noe Street is not individually eligible for the California Register under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records indicate that Joseph and Dora Schlederer were the first owners and occupants of the subject property and resided there until 1916. Mr. Schlederer is listed as a baker. The property was a rental investment for 21 years following the Schlederer Family tenure. Then in 1927 the property was purchased by Robert and Margaret Connell. Mr. Connell is listed as a clerk. Since 1940, five families have owned the property, with the current owner, Karen Chen, purchasing the lot in 1996. Records show that none of the property owners or tenants of the building are important to the local, regional or national past.

Therefore, 1375 Noe Street, is not eligible for the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
1375 Noe Street was constructed circa 1906 and is a modest building that does not posses high artistic values. The original architect of the building is unknown though it does not appear to be the work of a master. The building appears to have undergone several alterations that have compromised its original design including stucco cladding, window replacement, relocation of the primary entrance, and the construction of a prominent addition at the south side of the building. The building does not appear to be eligible for listing on the California Register as an individual resource under Criterion 3.

The immediate neighborhood does not appear to relate to any potential historic district or important context in the neighborhood. There are a variety of residential building types and architectural styles located within the neighborhood which result in a generally mixed architectural character. The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district.

It is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 1375 Noe Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 1375 Noe Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

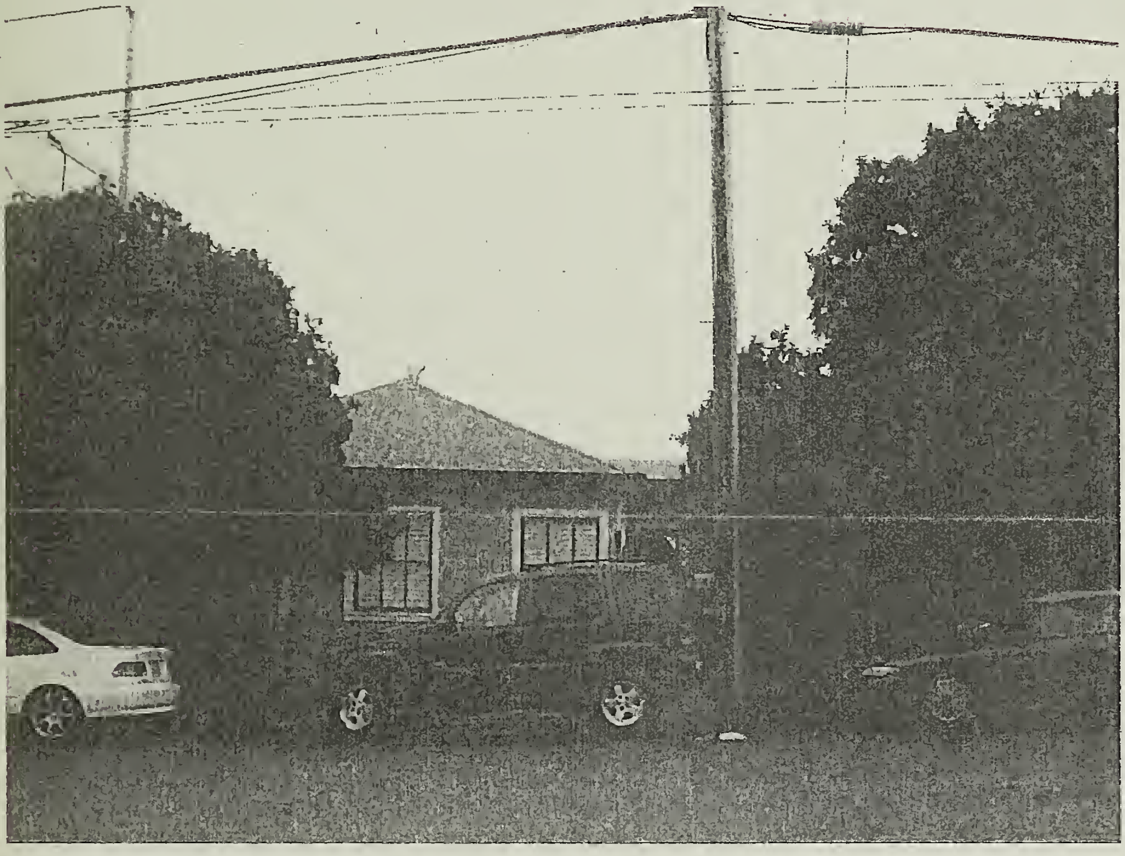
Signature: ______________________ Date: 10-6-2011

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

HISTORICAL RESOURCE EVALUATION

1375 NOE STREET
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC
HISTORICAL RESOURCES
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
TIM@TIMKELLEYCONSULTING.COM

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information

PROJECT ADDRESS 2000 20th St	BLOCK/LOT(S) 4072 / 23

CASE NO. 2011.0476 E	PERMIT NO.	PLANS DATED

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STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If condition applies, please initial.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance *(E.P. initials required)*

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

NOTE:
If ANY box is initialed in STEP 2, Environmental Planner MUST review & initial below. (If not, go to STEP 3)

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Environmental Planner and can proceed with categorical exemption review.

GO TO STEP 3 _______

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☒ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by ALL Planners)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvments not included).

________ 2. **Interior alterations/interior tenant improvments.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards.*

________ 5. **Garage opening** that meets the *Guidelines for Adding Garages and Curb Cuts* (not including storefront window alterations).

________ 6. **Deck, terrace construction, or replacement fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

________ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply)

________ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ____________________

tbt ______ 9. **Reclassification of property status** to Category C

Specify: See attached HRER, dated 9/27/2011

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 ______

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

____
Planner's Signature

10/17/2011
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	September 27, 2011
Case No.:	2011.0476E
Project Address:	2000 20th Street
Zoning:	RM-1 (Residential, mixed, Low density) 40-X Height and Bulk District
Block/Lot:	4072/023
Date of Review:	September 27, 2011 (Part 1)
Staff Contact:	Brett Bollinger (Environmental Planner) (415) 575-9024 brett.bollinger@sfgov.org Moses Corrette (Preservation Planner) (415) 558-6295 moses.corrette@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

Located at the northwest corner of 20th and De Haro Streets, 2000 20th Street is within the Potrero Hill Neighborhood of San Francisco. The lot of the subject property slopes between 20 to 25 percent down to the north and up to the west.

2000 20th Street was constructed in 1959 by designer/builder David K. Evers. It is a two-and three-story, two-family residence. The front of the building faces east and is a two-story, flat-roofed, wood clad structure. A cobblestone driveway, sloped in two directions, leads to a paneled two-car wide garage door. The driveway is flanked by stone walls and terraced planting areas. A centrally located, paneled entry door is found north of the garage door. To the north of the entry door is a large picture window flanked by tall sliding windows that align at the top. Six large, fixed panes of glass installed at angles to create a zigzag window wall characterize the upper floor. Above this second-story, window-wall is a large boxed eave with angled fascia board. The window and door trim is simple, flat painted wood. The simple black trim also divides smooth wall panels into squares and rectangles. A flat eave of wood slats with exposed rafters divides the front elevation and reveals the bottom of the angled windows above.

At the south elevation, the ground floor level emerges from the sloping grade. Slightly recessed from the upper, the lower level features a pattern of regular, vertical painted wood slats. A framework of painted wood is imposed over the wood slats dividing the area into rectangles of alternating sizes. Two steel posts are boxed with painted wood. The upper level of the south elevation is entered from the west. A narrow walkway leads to a flush painted wood door. The wall along the walkway is divided into six rectangular panels with simple wood trim. High rectangular windows are located at the top of each panel. The door opens into an enclosed courtyard. The exterior wall of the courtyard features five tall fixed pane windows with low panels below. The height of the panels aligns with the walkway railing.

Beyond the courtyard to the east, the wall is divided into five panels with high rectangular windows. The eave with angled fascia board does not extend as far out on the south elevation as it does on the east.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its being more than 50 years of age (constructed in 1959).

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

Neighborhood Context and Description

The Mission San Francisco de Asis was founded in 1776. The area which is now known as Potrero Hill was originally pasture land for the Mission and called "Potrero Nuevo" (or New Pasture).[1] In 1844, Potrero Nuevo was given as a land grant to the twin sons of Francisco de Haro (1792-1849), first "alcade" (or mayor) of San Francisco.[2] Two years later, the sons were killed as suspects of aiding the Mexican military.[3] After the Gold Rush and subsequent adoption of the State of California into the United States, the De Haro Family tried to retain control of Potrero Nuevo until the courts finally denied ownership in 1878.[4] The steeper slopes of the Potrero Hill area remained undeveloped until well into the twentieth century.[5] In 1955, the San Francisco Planning Department issued a "Neighborhood Improvement Study" for Potrero Hill. This study included proposed changes in "land use;" adding some high-density areas.[6] The residents of Potrero Hill opposed the findings of the study and fought to avoid urban renewal in their neighborhood.

2000 20th Street, is located in a primarily residential area with mixed residential dwellings and multi-family buildings from the 1890s to present-day. Streets are regular, and conform to a standard grid rather than topography, resulting in steep streets on this hillside. The residences are designed in a variety of styles, including Victorian, Edwardian, First Bay Tradition, Period Revival and Modern Styles, which reflect the various stages of development within the neighborhood. There are several buildings in the area of the subject building that were included in the Here Today Survey and the 1976 Architectural Survey, but do not form a concentration such that a potential historic district could be identified.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or

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[1] Linenthal, Peter and Johnston, Abigail. *San Francisco's Potrero Hill.* San Francisco: Arcadia Publishing, 2005. Page 16.

[2] Ibid. Page 17

[3] http://en.wikipedia.org/wiki/Kit_Carson accessed 3/2/11.

[4] Linenthal, Peter and Johnston, Abigail. *San Francisco's Potrero Hill.* San Francisco: Arcadia Publishing, 2005. Page 19.

[5] Ibid. Page 86.

[6] San Francisco Planning Department. *Potrero Hill Neighborhood Improvement Study,* June 1955. Page 17.

determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the consultant, Johanna Street, and found in the Planning Department, Preservation staff finds that the subject building is not eligible for inclusion on the California Register either individually nor as a contributor to an eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

2000 20th Street was constructed in 1959. According to records at the San Francisco Assessor's Office, in the late 1950's, Evers Construction Company, bought the empty lot that spanned along 20th Street from De Haro to Rhode Island. Evers Construction Company was owned by Kenneth Evers (1905-1989) and appears in the San Francisco City Directory in 1959. The offices of the construction company were located at 2100 18th Street, a few blocks from the purchased lot. The company disappears from the City Directory in the mid 1960's, and was presumably just created for the buildout of the lot. Evers Construction Company subdivided the lot into standard plots and built seven multi-family residences. In the 1955 Study, the lot was zoned for half high density and half medium density residential construction but the zoning was never revised and the buildings constructed are two and three family dwellings.

Additional research has not revealed that any significant events occurred on the property, thus the building is not eligible for listing on the California Register under this Criterion.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 2000 20th Street is not eligible under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Based on the records on file at the San Francisco Assessor's Office the following people have owned the property, shown in chronological order: 1959 - David K. Evers; 1966 - Henry & Emilie S. Van Bergen; 1968 - Michael J. Del Castello; 1972 - James L. & Adrienne R. Mitchell; 1975 - Glenn & Geraldine Gollihur; 1991 - Garry F. Braid; 1995 - Gay Emanuela; 1997 - Marilyn Wilson-Moore; and 2010 - Kennedy Chan.
Very little information has been found about David K. Evers, the designer of the building and first owner of the building. A record of his death in 2008 was found but no obituary. No record of David K. Evers, Kenneth Evers or Evers Construction were found in the following searches; Architect & Engineer, Architectural Record, American Institute of Architects Directories, San Francisco Chronicle, Notable San Franciscans Binder at the San Francisco History Room, Biographical Index at the History Room, and the Index of Contracts at the History Room. None of the other owners showed up in the Biographical card catalog at the History Room. Records show that none of the property owners or tenants of the building are important to the local, regional or national past.

Therefore, 2000 20th Street, is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
2000 20th Street was constructed in 1959, and while the structure does retain the majority of its features, it does not appear to be eligible for listing on the California Register as an individual resource or as a contributor to a potential historic district under Criterion 3. Based upon the San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement, this building is a good example of the "Builder-Developer" and "Midcentury Modern (1945-1965)" property type. These buildings represent few of the distinctive characteristics of its style and period and do not possess high artistic value.

2000 20th Street does not appear to relate to any potential historic district or important context in the neighborhood. There are a variety of residential building types and architectural styles located within the area, including late 19th-century and early to mid-20th-century houses, flats, and apartments, which result in a generally mixed architectural character. The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district.

It is therefore determined not to be eligible under this Criterion either individually or as a contributor to any potential historic district or important context.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of

a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 2000 20th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2000 20th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________________ Date: 10-14-2011
Tina Tam, *Senior Preservation Planner*

---

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Project planner, if applicable

Date received:
RECEIVED
SEP 13 2011
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

8/11

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list) Historic Permit and Owner reference	☒	☐

GOVERNMENT DOCUMENTS DEPT
OCT 25 2011
SAN FRANCISCO PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): Date: 9.13.11

(For Staff Use Only) Case No. 2011.1083E

Address: 1434 45TH Ave.

Block/Lot: 1809/024A

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	LILY PANYACOSIT & JASON SHIELDS	Telephone No.	415-990-4106
Address	1434 45th AVE	Fax. No.	
		Email	lili.alisse@gmail.com, art-moto@hotmail.com
Project Contact	Grygoriy Ladigin	Telephone No.	415-282-1437
Company	Mork-Ulnes Design	Fax No.	415-206-9342
Address	602 Minnesota Street	Email	greg@mork-ulnesdesign.com
	San Francisco, 94107		casper@mork-ulnesdesign.com

Site Information

Site Address(es):	1434 45th Avenue		
Nearest Cross Street(s)	Judah		
Block(s)/Lot(s)	1809/024A	Zoning District(s)	RH-1
Site Square Footage	2,996	Height/Bulk District	40-X
Present or previous site use	ONE FAMILY DWELLING		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) ______ Estimated Cost

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.
To develop whether this one family dwelling structure is considered a Historic Resource.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ________ What type of foundation would be used (if known)? ________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2084 gsf	2084 gsf	423 gsf	2507 gsf
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	2084 gsf	2084 gsf	423 gsf	2507 gsf
Dwelling units	1	1	0	1
Hotel rooms	—	—	—	—
Parking spaces	1	1	0	1
Loading spaces	—	—	—	—
Number of buildings	1	1	0	1
Height of building(s)	25'	25'	10'	35'
Number of stories	1	1	1	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1

10 · 18 · 2011

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Matt Weintraub
(415) 575-6812
matt.weintraub@sfgov.org

Project Address: **1434 45th Avenue**
Block/Lot: 1809/024A
Case No.: **2011.1083E**

Date of Review: October 12, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 1434 45th Avenue is a single-family dwelling (cottage) that was constructed in approximately 1904. According to historic "water tap" records for the subject property, water service was obtained in 1904, which indicates that the subject building was constructed in or around that same year. (The San Francisco Assessor lists the "year built" as 1906.) The subject building is a single-story over raised basement/garage, wood-frame dwelling with a concrete foundation and a multiple hipped roof. The subject building does not exhibit a discernible architectural style. Architectural features include: a projecting bay at the south side and a recessed bay at the north side of the primary elevation; two garage entrances at the raised basement level; a side-facing walk-up porch with deep, wide roof overhang that is supported by square wood posts at the south side; a solid wood entry door at center; rectangular windows of variable sizes with wood double-hung sash at the sides; asbestos siding at the primary elevation; composite shingle roofing material; and a visible section of the north side elevation that is clad in wood shingles. Site features include a small paved front yard and an excavated driveway at the north side.

The subject building at 1434 45th Avenue is located near the front of a typical residential lot that is 25 feet wide, 120 feet deep, and 2,996 square feet in area. The subject property is located on the east side of 45th Avenue, between Judah and Kirkham Streets. 1434 45th Avenue is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property at 1434 45th Avenue consists of single-story (over raised basement) and two-story residential buildings, primarily single-family dwellings that were constructed during the first half of the 20th century. The oldest buildings in the area are typically individually constructed wood-frame cottages and small houses that were built during the early 20th century. The most common building types in the area are mass-produced houses and flats that were built in groups by realtors and/or contractors during the later decades of the first half of the 20th century. Commercial and mixed-use properties are found nearby on Judah Street, which contains a streetcar line. The area does not exhibit a predominant or distinctive architectural character. Most properties contain buildings at the fronts of lots (and may also contain separate dwellings at the backs of lots), with minimal or no front yards and/or side yards. The area contains a rectangular street grid.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 1434 45th Avenue is not included on any historic resource surveys or listed on any local, state or national registries. The subject property is not located within any designated historic districts. Within approximately two city blocks in any direction of the subject property, there are no individual properties or groups of properties that were previously identified as historically and/or architecturally significant, including in the Department's 1976 Citywide Architectural Survey and/or the Oceanside Neighborhood historic resources survey (which was sponsored by the Sunset Parkside Education and Action Committee and that was endorsed by the San Francisco Landmarks Preservation Advisory Board on August 1, 2007).

According to the Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building at 1434 45th Avenue is considered to be a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Department's California Environmental Quality Act (CEQA) review procedures, because the building is more than 50 years of age (constructed in approximately 1904).

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

To assist in the evaluation of the subject property at 1434 45th Avenue, the Project Sponsor has submitted the following reports:

- ☐ Supplemental Information Form for Historical Resource Evaluation prepared by the Project Sponsor, and dated September 13, 2011.

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject property.

Included is an evaluation of the subject property at 1434 45th Avenue, which is not eligible for the California Register, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: none	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: none ☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 1434 45th Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject property was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the cottage in approximately 1904, at about the same time that numerous other similar dwellings were being constructed in the area, is not known to have been an important individual historical event, and it is not known to have been related to any important broad cultural, social, political, or other historical events that occurred at the time in the City, the State, or the nation. Therefore, the subject property at 1434 45th Avenue is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 1434 45th Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject property was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Historic residents and/or owners of the subject property are known to have engaged in occupations such as: mining engineer (Frank O'Connor); apartment manager; electrician; watchman; paperhanger; carpenter; City parks worker; car attendant; jockey (Anthony Ruggiero); and artist (Joel Rosen). A noted San Francisco cubist/abstract expressionist artist, Joel Rosen, was active between the 1920s and the 1950s. However, owner/resident Joel Rosen (artist) is not known to have been the same person as the noted artist, and owner/resident Joel Rosen was associated with the subject building during and/or after 1976, which is after the noted artist's active period (1920s-1950s). None of the other historic owners and occupants of the subject property are known to have been important individuals in the history of the City, the State, or the nation. Therefore, the subject property at 1434 45th Avenue is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 1434 45th Avenue is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). There is no available information to indicate that the subject property embodies distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. Evidence indicates that the subject building was originally constructed by Lawson T. Fenn, a local master builder who constructed at least four other similar cottages within approximately three blocks of the subject building. Although the exact original visual appearance of the subject building is not known, it was probably very similar to the other nearby cottages constructed by Lawson T. Fenn, of which several embody the "Oceanside shingled cottage" typology and possess high artistic values. However, the subject property does not embody these characteristics, or represent the work of a master, or possess high artistic values, because it has undergone substantial material/architectural alterations during its history, such that significance is not present in its appearance. Furthermore, the subject building is not part of any significant grouping of physical properties that may be considered to be a potential historic district. The subject property does not appear to contribute to any significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Therefore, the subject property at 1434 45th Avenue is determined not to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Department's background files, the subject property, the subject property at 1434 45th Avenue is not eligible for inclusion in the California Register under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, important archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property at 1434 45th Avenue is determined not to be eligible under California Register Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks		Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks		Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks		Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks				

The subject property at 1434 45th Avenue was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable. However, it may be noted that substantial exterior and/or visible alterations have occurred, which have affected the historic character of the building. Documented alterations include: installation of a new window at the front of the house (1926); lifting of the house and installation of a garage and concrete foundation (1935); removal of the existing porch and construction of a new porch (1960); and installation of asbestos siding (apparently over and/or as replacement for wood shingles) at the front (1962).

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property at 1434 45th Avenue was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

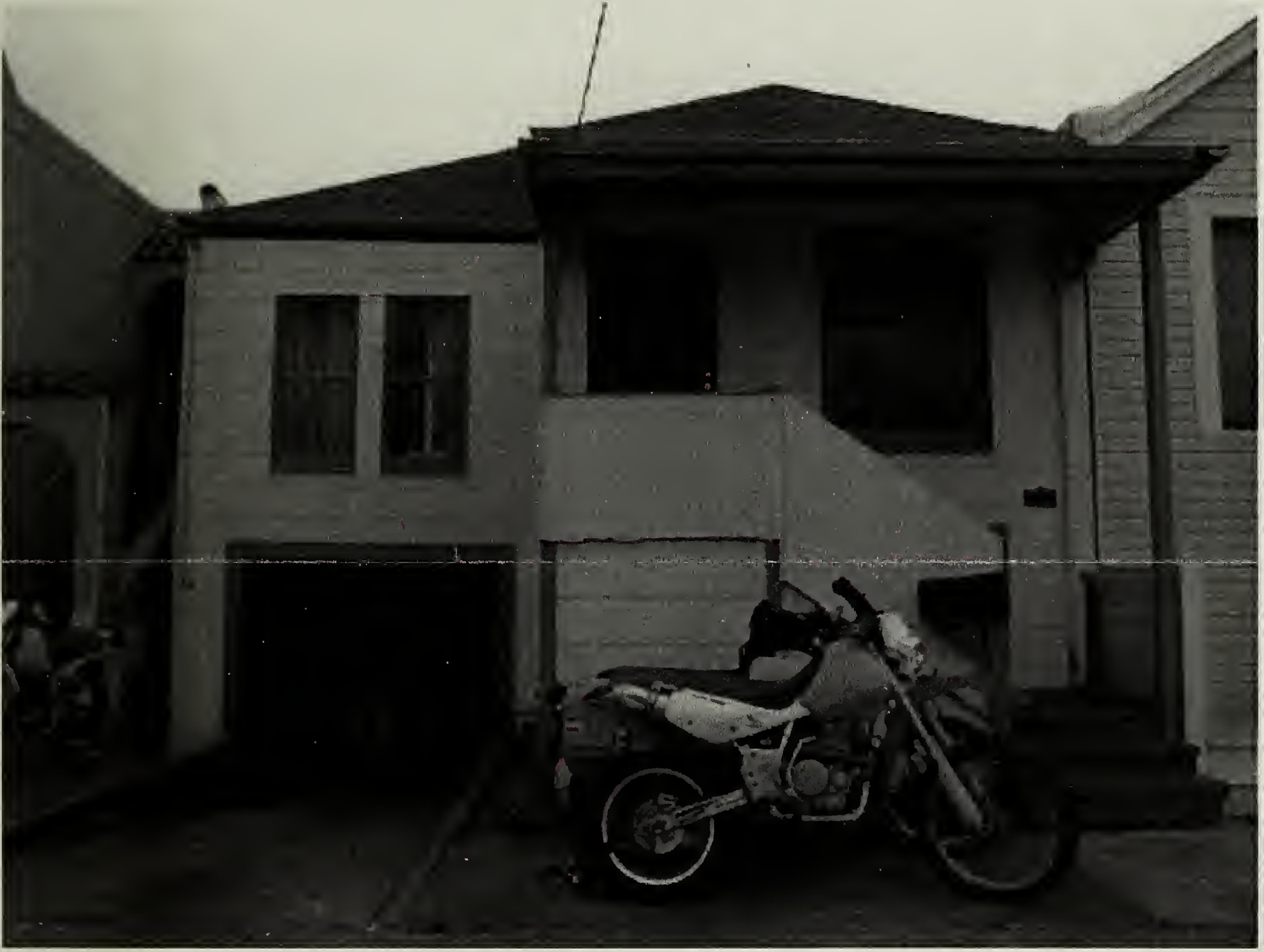
☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina T
Tina Tam, *Senior Preservation Planner*

Date: 10/17/2011



FRONT FACADE 1434 45th AVE

SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
RECEIVED
AUG 1 1 2011
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M.E.A.

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

8/11

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
~~*Tree Disclosure Statement*, as indicated in Part 3 Question 4~~	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):

Date: 8/8/11

(For Staff Use Only) Case No. 2011.0881E

Address: 556 LAIDLEY ST

Block/Lot: 6728/021

v.8.9.2010

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DOCUMENTS DEPT
OCT 25 2011
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PUBLIC LIBRARY

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Michael & Hilary Schiraldi	Telephone No.	415 203 9410
Address	556 Laidley Street	Fax. No.	hil@schiraldi.org
	San Francisco CA 94131	Email	mike@schiraldi.org
Project Contact	Mike Connell	Telephone No.	415 863-5410
Company	Michael Connell Architect	Fax No.	415 863-0873
Address	590 York Street, suite 3	Email	mike@mikeconnellarchitect.com
	San Francisco, Ca 94110		

Site Information

Site Address(es): 566 Laidley St

Nearest Cross Street(s) Castro St

Block(s)/Lot(s)	6728/021	Zoning District(s)	RH-1
Site Square Footage	2,500	Height/Bulk District	40-X

Present or previous site use single-family dwelling

Community Plan Area (if any) none

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $175,000

Describe proposed use single family dwelling

Narrative project description. Please summarize and describe the purpose of the project.

The project expands the habitable space at the upper floor (bedroom level) of the existing dwelling. The master bedroom is enlarged, and a master bathroom is added. The existing stairs and bathroom are relocated to acommodate the new floor plan.

Floor space is added by extending the master bedroom to the rear by approximately 6 feet, over the existing breakfast room. More space is added by raising the roofline and adding dormers.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? What type of foundation would be used (if known)?	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?	☐	☒
If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1325 sq ft	1325 sq ft	360 sq ft	1685 sq ft
Retail				
Office				
Industrial				
Parking	220 sq ft	220 sq ft	none	220 sq ft
Other (specify use)				
Total GSF	1545 sq ft	1545 sq ft	360 sq ft	1905 sq ft
Dwelling units	1	1	0	1
Hotel rooms	N/A			
Parking spaces	1	1	0	1
Loading spaces	0		0	0
Number of buildings	1	1	0	1
Height of building(s)	29'7"		36'9"	
Number of stories	2 + basement	2 + basement	none	2 + basement

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1

10 - 18 - 2011

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

Date	October 14, 2011 (Part I)
Case No.:	2011.0881E
Project Address:	556 Laidley Street
Zoning:	RH-1 (Residential, House, One-Family) District 40-X Height and Bulk District
Block/Lot:	6728/021
Staff Contact:	Brett Bollinger (Environmental Planner) (415) 575-9024 brett.bollinger@sfgov.org Michael Smith (Preservation Planner) (415) 558-6322 michael.e.smith@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

556 Laidley Street is located on the west side of the street between Castro and Roanoke Streets in the Glen Park neighborhood. The property measures 25 feet in width, 100 feet in depth, and is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that, according to Assessor's records, was constructed in 1911 by F. Lockwood for Martin and Hazel McKenna. The building is two-stories over basement with a rectangular plan and set back from the street. Its primary (east) elevation is composed of two structural bays. The structural bay on the left is larger and closer to the street. The ground floor features a centered door with a small wood casement window to the right. There is a canted bay window with three double-hung windows centered above the ground floor door. The structural bay is topped with gabled roof that extends beyond the face of the bay window below and features a small four-over-four window centered beneath the gable. The gabled roof hips into the cross gable behind it. The structural bay on the right is set back with a winding set of wood entry stairs at the ground floor leading to a recessed entry porch at the second floor. The porch features a single wood entry door and a double-hung wood window. The structural bay is topped with a cross gabled roof. The building is minimally set back from the south side property line and is clad in wood shingles. Portions of the north and south side elevations are not visible between the buildings. The visible portions of the side elevations are covered in wood shingles.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring

Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1911).

Neighborhood Context and Description

The Glen Park neighborhood is generally considered to be bordered by Joost Street to the south, Roanoke and Moffit Streets to the east, Diamond Heights Boulevard to the north and Elk Street to the west. The neighborhood was originally part Jose de Jesus Noe's Rancho San Miguel, who was the last Mexican mayor of Yerba Buena. However, Noe never sought to develop this area of his property and instead used it for grazing his cattle. By the 1870s, several major dairies had relocated from Cow Hollow to this portion of the City. The area was considered to be too remote to be suitable for residential development and thus it remained agricultural longer than other neighborhoods. The land changed hands several times before it was bought by Adolf Sutro in 1880. Sutro planted the ubiquitous eucalyptus trees but never sought to develop the area more than that. In the 1890s, developers began buying up the land around Glen Park. The Crocker Estate and the Joost brothers were the primary landholders during this period.

The Joost brothers understood that the land was too remote for residential development and so in 1890 they founded the City's first electric streetcar line known as the San Francisco and San Mateo transit line. The line ran from the Ferry building down Market Street to Thirtieth and Chenery Streets eventually finding its way to the San Mateo County line. The primary purpose of the transit line was to spur development in the Glen Park and Sunnyside neighborhoods which were sparsely developed and considered too remote for people to commute downtown. As a result, land speculators began buying up large tracts of land along the transit route. Other tracts included the Thirtieth & Mission Homestead Association, Fairmount Terrace, and Baldwin & Howell's Glen Park Terrace. The owners of the Glen Park Terrace tract went so far as to build an Amusement Park in Glen Canyon to attract buyers to no avail. Unfortunately the streetcar line proved unable to dramatically spur residential development in the area and the Joost brother's lost money eventually selling the railroad three years after its debut. Though transit to the area and an amusement park failed to transform the neighborhood, development of the neighborhood really took off after the 1906 Earthquake forced occupants of the City's burned out central neighborhoods to seek refuge in Glen Canyon.

When the 1906 Earthquake destroyed many of the City's core neighborhoods, the army housed the displaced refugees in many of the City's parks and open spaces in temporary buildings that came to be referred to as "refugee shacks". Many of the refugees that were housed in Glen Canyon decided to stay in the area because it was an inexpensive place to start a new life with access to downtown jobs. The Umbsden Realty Company took over marketing for Glen Park Terrace and marketed the neighborhood aggressively. The neighborhood began to appeal to working class families who rented in the City's more centrally located neighborhoods that had not been destroyed by the 1906 Earthquake. Buildings constructed during this period were generally small and simply finished to keep costs low. These early Glen Park residents had to live in primitive conditions as the neighborhood lacked sewer service or paved roads. Eventually sewer service was provided and access to the neighborhood was improved when the San Francisco Municipal Railway took over the troubled San Francisco and San Mateo transit line. Access to the neighborhood was further improved when the roads were paved beginning in 1922 and the widening of the Bernal Cut in 1928. This building boom continued until the Great

Depression abruptly halted construction in 1929. By this time the Glen Park neighborhood was mostly built out.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by architect, Mike Connell, and found in the Planning Department, Preservation staff finds that the subject building is not eligible for inclusion on the California Register individually and is not located within a potentially eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

556 Laidley Street was constructed during Glen Park's primary development period (1905 – 1929) as refugees from the 1906 Earthquake settled in the neighborhood. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Additional research has not revealed that any significant events occurred on the property that would make it eligible for listing under this Criterion. Furthermore, though the subject block contains a collection of buildings from Geln Park's primary development period they share no specific event that would make them significant under this Criterion. It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the subject property is not individually eligible for the California Register under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Records indicate that in 1911, Martin and Hazel McKenna commissioned F. Lockwood to construct 556 Laidley Street. During their tenure at the property Mr. McKenna is listed in Voter Registration records as a foreman and then as a clerk and Mrs. McKenna is listed as a housewife. The property stayed in the McKenna family until 1968, after which it changed hands four more times with the current owners, Michael and Hilary Schiraldi, purchasing the property in October 2009. Records show that none of the property owners or tenants of the building are important to our local, regional or national past.

Therefore, 556 Laidley Street is not eligible for listing under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
556 Laidley Street was constructed in 1911 as an Edwardian era vernacular cottage with a gabled roof with good design and material integrity. The building was constructed as modest housing for working class families and as such does not appear to be a unique example of this building type or have high artistic values. The builder, F. Lockwood, who also constructed 554 Laidley Street, is not a master architect. Thus the property is not individually eligible for listing under Criterion 3.

The subject property does not appear to relate to any potential historic district or important context in the neighborhood. There is a variety of late nineteenth century and early twentieth century residential building types and architectural styles located within the immediate area that result in a generally mixed architectural character. The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district. It is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 556 Laidley Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, an analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 556 Laidley Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

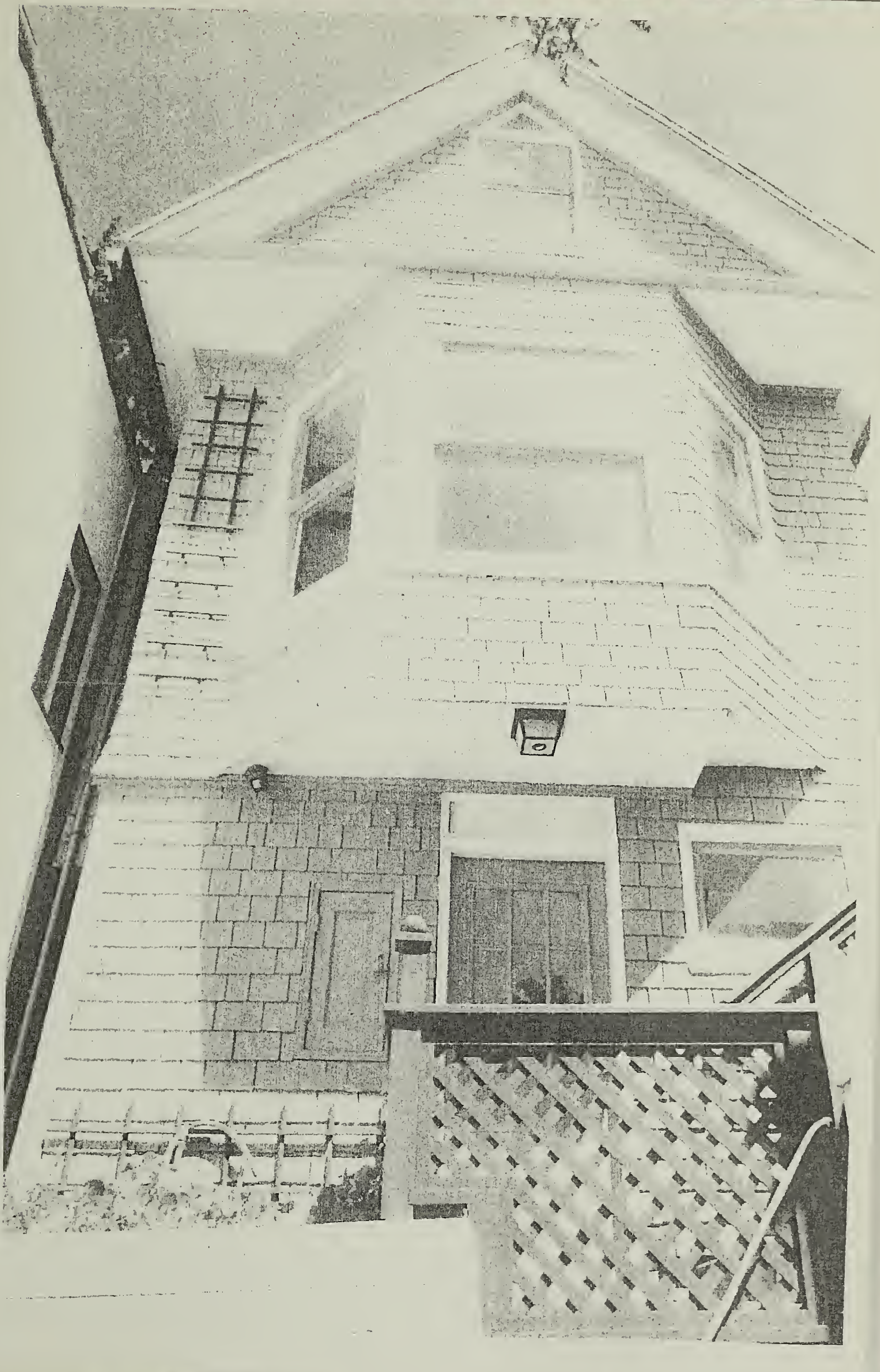
☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 10/17/2011
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED
JUL 1 9 2011
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

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8/11

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

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PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):
Date: 7.19.11
(For Staff Use Only) Case No. 2011.0838E
Address: 427 29th St.
Block/Lot: 6631/040

v.12.22.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Kristin Belshaw & Amy Hood	Telephone No.	(415) 216-9171
Address	427 29th Street	Fax. No.	
	San Francisco, CA 94131	Email	Klbelshaw@gmail.com
Project Contact	Steven Whitney, Architect	Telephone No.	(415) 469-9052
Company	Steven Whitney, Architect	Fax No.	(415) 469-9062
Address	164 Marietta Drive	Email	sw@stevenwhitney.com
	San Francisco, CA 94127		

Site Information

Site Address(es): 427 29th Street

Nearest Cross Street(s) Sanchez

Block(s)/Lot(s)	6631 / 040	Zoning District(s)	RH-2
Site Square Footage	2,850 (25' x 114')	Height/Bulk District	40-X

Present or previous site use One Dwelling Unit

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $200,000

Describe proposed use One Dwelling Unit

Narrative project description. Please summarize and describe the purpose of the project.

The owners have two young children and seek to expand the house to provide a true master bedroom and bath (they owners currently occupy the small second bedroom, and the kids and parents share a bath), a bedroom for each child and a bath that the children will share, and the proposed third floor will accommodate these needs. The existing second floor will be remodeled to provide a stair to the top floor and to convert the existing front bedroom into a guest bedroom / home office, as the owners currently use their bedroom as their home office. A replacement rear deck and stair will be added at the second floor to provide a more direct connection to the rear yard. The ground floor will remain as-is except for the necessary structural upgrades. Finally, the façade will be remodeled to visually integrate the third floor.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ____________ What type of foundation would be used (if known)? ____________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.**	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,497 (per Building Code definition, gross area includes ares under bay window, entry stair, rear deck and stair, and porch overhang, and excludes decks)	2,497	895 at proposed third floor (per the Building Code definition, gross area excludes deck areas)	3,392
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	2,497	2,497	895 at proposed third floor	3,392
Dwelling units	1		0	1
Hotel rooms				
Parking spaces	1	1	0	1
Loading spaces				
Number of buildings				
Height of building(s)	+/- 20'-6"		+/-8'-6" higher than existing	+/- 29'-0"
Number of stories	2		1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation **study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1

10-18-2011

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	October 7, 2011 (Part I)
Case No.:	**2011.0838E**
Project Address:	427 29th Street
Zoning:	RH-2 (Residential, House, Two-Family) District 40-X Height and Bulk District
Block/Lot:	6631/040
Staff Contact:	Brett Bollinger (Environmental Planner) (415) 575-9024 brett.bollinger@sfgov.org Michael Smith (Preservation Planner) (415) 558-6322 michael.e.smith@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

427 29th Street is located on the south side of the street between Sanchez and Noe Streets in the Noe Valley neighborhood. The property measures 25 feet in width, 114 feet in depth, and is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed circa 1886 by an unknown builder. The building is one-story-over-garage with a rectangular plan and set back from the street. Its primary (north) façade is composed of three structural bays. At the east side of the ground floor is a garage entrance and at the west side of the elevation is a blank wall that terminates into a garden that is surrounded by a low stucco wall. The façade is bisected by a flight of terrazzo stairs with stucco railing walls. At the second floor, there is a canted bay window with three six-over-one, double-hung wood windows and topped with a red clay tiled roof projecting over the garden. At the east side of the façade is an eight-over-one, double-hung wood window over the garage entrance. At the second floor, the façade is bisected by the third structural bay that houses an elevated, centered, and recessed entrance that is capped with a pointed arch. The front portion of the building is topped with a gabled roof that is hidden behind a gabled parapet with stepped corner elements. A portion of the west elevation is covered in rustic wood siding and the remaining portion is not visible between the buildings. Similar to the west elevation, a portion of the east elevation is not visible between the buildings and the remaining portion is covered in rustic wood siding but also features one double-hung wood window.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed circa 1886).

Neighborhood Context and Description

The Noe Valley neighborhood is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. However, John Meirs Horner is the person most associated with Noe Valley's development. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition. Noe Valley was primarily developed at the end of the 19th century and the beginning of the 20th century. As a result, the neighborhood contains much of the quintessential Victorian and Edwardian residential architecture that has come to symbolize San Francisco. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. The neighborhood took several decades to build out and as a result, it has clusters of mid-century development scattered through out being mostly built out by 1920 with a primary development period from 1880 - 1920.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

427 29th Street is located in a primarily residential area with a mix of single- and multi-family dwellings with mixed-use buildings located on the corners at Noe and Sanchez Streets. The immediate neighborhood contains a range of building styles with turn of the 19th century Victorian and Edwardian architecture being the most predominant era represented. Building heights range from two to three stories with most buildings having ground floor garage entrances. The buildings have varying degrees of visual integrity and are interrupted in several locations by newer infill construction. 475 29th Street, located several properties to the west of the subject property, is listed on the *Here Today* survey. There does not appear to be potential district because the neighborhood is so visually mixed but it should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the consultant, Knapp & VerPlanck, and found in the Planning Department, Preservation staff finds that the subject building is not eligible for inclusion on the California Register individually and is not located within a potentially eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
427 29th Street was constructed during Noe Valley's primary development period (1880 – 1920) as it was transitioning from a rural area to an urban neighborhood. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Additional research has not revealed that any significant events occurred on the property that would make it eligible for listing under this Criterion. Furthermore, there does not appear to be a collection of buildings from Noe Valley's development period that represents a significant event or series of events. It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 427 29th Street is not individually eligible for the California Register under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Records indicate that James H. Johnson was the earliest recorded owner of the subject property. In 1886, Mr. Johnson contracted with builder, J. E. Leorner, to construct a one-story cottage on the property. Spring Valley Water records indicate that in March 1887 water service was applied for by George Mawdsley. Mr. Mawdsley would become the second owner of the property in November 1889. Little is known about Mr. Johnson and Mr. Mawdsley as neither appears in Census records. After Mr. Mawdsley, the property changed hands ten more time with the current owner, Amy Hood, purchasing the property in January 2005. Records show that none of

the property owners or tenants of the building are important to our local, regional or national past.

Therefore, 427 29th Street is not eligible for listing under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
427 29th Street was constructed circa 1886 as a Victorian era vernacular cottage with a flat front. The building has been significantly altered to the extent that it no longer embodies the characteristics of a Victorian era building. Significant alterations to the front (primary) façade include; stucco cladding, a new bay window, new entry stairs, a garage installation, and replaced windows. As a result of the alterations the building does not have high artistic values or distinctive characteristics of a Victorian era building type. The building is not the work of a master and its wood frame method of construction is not unique. Thus, the property is not eligible for listing under Criterion 3.

The subject property does not appear to relate to any potential historic district or important context in the neighborhood. There are a variety of residential building types and architectural styles located within the immediate area, including late 19th-century and early to mid-20th-century houses, flats, and apartments, which result in a generally mixed architectural character. The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district. It is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 427 29th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, an analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 427 29th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

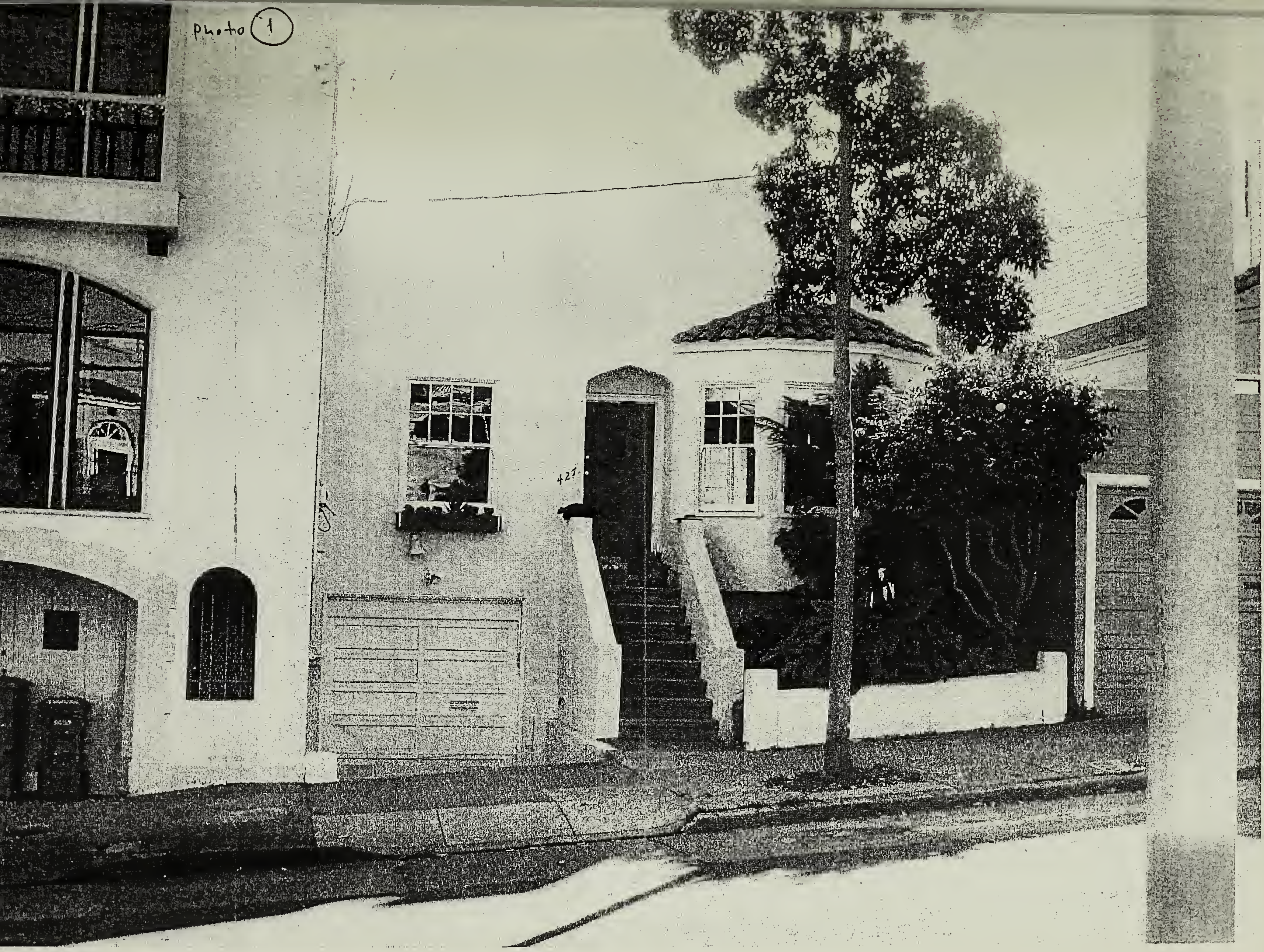
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 10-17-2011
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

photo ①



SAN FRANCISCO
PLANNING DEPARTMENT

RECEIVED
Date received: [illegible]

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PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
Tree Disclosure Statement, as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):
Date: 5/9/2011
(For Staff Use Only) Case No. 2011.0522E
Address: 3515 Pacific Ave
Block/Lot: 0970/019

v.8.9.2010

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PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Todd Schram	Telephone No.	(415) 551-7884
Address	3515 Pacific Avenue	Fax. No.	(415) 520-0454
	San Francisco, CA 94118	Email	bruce@baumannassociates.com
Project Contact	Bruce D.Baumann	Telephone No.	(415) 551-7884
Company	Bruce D. Baumann & Associates	Fax No.	(415) 520-0452
Address	1221 Harrison Street, Suite 22	Email	bruce@baumannassociates.com
	San Francisco, CA 94103		

Site Information

Site Address(es): 3515 Pacific Avenue

Nearest Cross Street(s) Locust Street / Spruce Street

Block(s)/Lot(s)	0970 / 019	Zoning District(s)	RH - 1
Site Square Footage	4,218.75	Height/Bulk District	40-X

Present or previous site use Single Family Residential

Community Plan Area (if any) N/A

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☒ New construction

☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $75,000.00

Describe proposed use Horizontal and vertical extension to existing single family dwelling.

Narrative project description. Please summarize and describe the purpose of the project.

Horizontal and vertical extension and remodel of existing single family dwelling; use to remain the same

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? 10'6" What type of foundation would be used (if known)? Footing with Slab	☒	☐
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	5705	5705	380	6085
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	2 in garage	2 in garage	0	2 in garage
Other (specify use)	N/A	N/A	N/A	N/A
Total GSF	N/A	N/A	380	6085
Dwelling units	1	1	0	1
Hotel rooms	N/A	N/A	N/A	N/
Parking spaces	2	2	0	2
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	1	N/A	Addition to Structure	1
Height of building(s)	40'0" * Allowable w/ 20' height difference front to back of lot	40'0" * Allowable w/ 20' height difference front to back of lot	No proposed increase to existing	No proposed increase to existing
Number of stories	4	4	4 (Existing)	4 (existing

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW Class 1, Section 15301 (e)(1)

Addition to existing structure that will not result in an increase of more than 50% of the floor area or 2,500 square feet, whichever is less.

Shelly Caltagirone 10/24/11

Approved Shelley Caltagirone

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Environmental Planner:	Brett Bollinger (415) 575-9071 brett.bollinger@sfgov.org
Preservation Planner:	Shelley Caltagirone (415) 558-6625 shelley.caltagirone@sfgov.org
Project Address:	3515 Pacific Avenue
Block/Lot:	0970/019
Case No.:	2011.0522E
Date of Review:	October 11, 2011

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located between Spruce and Locust Streets on the south side of Pacific Avenue in the Presidio Heights neighborhood. The single-family residence is located in a RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District.

The building was constructed in 1912 in the Dutch Colonial Revival style by builder William W. Rednall. The building was later remodeled in 1952 by architects John Carden Campbell and Worley K. Wong and in 1968 by architects Charles Porter and Robert Steinwedell. Also, the rear yard garden was renovated by landscape architect Thomas Church in 1963. The garden is in poor condition and there are no extant drawings to determine the original design. The three-story-over basement single-family residence is wood-framed and capped by a gambrel, asphalt-shingled roof. The overall façade composition is symmetrical with a central projecting bay. The ground floor level is clad in red brick and the upper floors are clad in wood shingles. The existing aluminum-framed windows and porch enclosure are not original and appear to have been installed during the 1950s renovation. It is likely that the original design adopted a Dutch Colonial style for the windows with banked, multi-paned windows and that the entry porch would have been an open design. Also, although the original design may have included a garage opening at the basement level, it seems that it has been widened causing the entry porch to cantilever over the opening. The asymmetry of the garage is not typical of the style. Lastly, the original slate roof tiles were replaced in 1990 with asphalt shingles.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. However, it is included on the Here Today survey and the Planning Department's 1976 Architectural survey. It is noteworthy that although the property is listed on these surveys, the information recorded on the survey field forms indicates that the building was not considered significant for its exterior design, which is in part the subject of this California Environmental Quality Act (CEQA) review. The Here Today field survey form notes the building's interior and exterior were "completely remodeled by Campbell and Wong in 1950, but then the surveyor marked the building as having "none or little" exterior "desecration of original design." Also, the surveyor gives the building an "excellent" mark for "Architectural Significance as example of its style" but then fails to identify the style ("Victorian Gothic is crossed out under the style section of the form). Furthermore, under the "Notable Features" continuation sheet, the surveyor wrote "[h]ouse has many rooms, is full of charm, excellent for entertaining." This description does not support a conclusion that the building is historically significant under any of the California Register criteria. Similarly, the 1976 Architectural Survey field form gave the property an average rating of 1.2 on a scale of 0 to 5 for "Architectural Design Valuation", which further indicates that the building has not been considered an important example of design in past evaluations. For these reasons, the Department has reviewed the property as a Category B property (Requires Further Consultation and Review) for the purposes of the Planning Department's CEQA review procedures.

Neighborhood Context and Description

Wide-spread development in the western part of the city began in the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the increasing use of the automobile improved accessibility from the downtown area. The neighborhood consists primarily of large single-family residences with a few apartment buildings located mostly on the south side of the neighborhood along California, Sacramento and Clay Streets. The neighborhood contains many houses designed by prominent architects of the early 20th Century, including Ernest Coxhead, Albert Farr, Julia Morgan, Bernard Maybeck, and Willis Polk. Of particular note are the 3200 and 3300 blocks of Pacific Avenue.

According to the Planning Department's Parcel Information Database there are no Article 10 Landmarks located within the immediately adjacent blocks. Within the same area there are seven (7) properties listed on the Here Today survey and forty-eight (48) properties listed on the 1976 Architectural survey. Generally, blocks in the surrounding area contain a significant number of historic resources with a high concentration located near the Presidio. Portions of the Presidio Heights neighbor likely qualify for listing on the California Register as a historic district due to the high concentration of architect designed buildings and strong continuity in style and development period for the area. The immediate block of Pacific Avenue is an exception to this trend and is a mixture of early 20th century and mid-century buildings without strong stylistic or historic continuity.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	*Historic District/Context*
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Research discussed below indicates that the building does not appear eligible for listing on the California Register of Historical Resources and cannot be considered a historic resource per the CEQA Guidelines. This analysis is based on information in the Planning Department's files and provided by the project sponsor in the Supplemental Form prepared by Jonathan Pearlman, Elevation Architects, on March 23, 2011.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The Department finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Research has not revealed that any significant events occurred on the property. The development of the Presidio Heights neighborhood does not appear to signify a singular and important event in the history of the City. Furthermore, the alterations that created the subject building's current appearance occurred in the 1950s, outside of the neighborhood's initial and most significant development period. It is, therefore, determined that there does not appear to be a California Register-eligible historic district in the neighborhood, and that the subject property is not individually eligible under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
There is no evidence that the property is directly associated with the lives of persons important in our local, regional, or national past. Therefore, the subject property does not appear eligible under this Criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The Department finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 3. The building at 3515 Pacific Avenue is an amalgamation of two separate architectural periods and styles and does not purely embody the distinctive characteristics of either. The building is instead a mixture of Dutch Colonial

Revival and Mid-Century Modern styles dating from the early 20th century and 1950s, respectively. Neither does the building embody the distinctive characteristics of a region or method of construction. The building is relatively modest in its composition and materials and does not express a high level of artistic value. Lastly, the building does not adequately represent the work of a master. The supplemental report indicates that the original builder, William W. Rednall, was a well-known and prolific developer in his time; however, he was not an architect and much of his work was derivative of the work of master architects practicing in the area. As such, he does not appear to be a master builder related to San Francisco's architectural history.

Furthermore, as noted above, the building appears to have been remodeled on the interior and exterior by the firm of Campbell and Wong in the 1950s. Although there is no permit record for the window replacement, entry alterations, or garage widening at the front façade, it seems likely that these changes occurred in 1952 while the Campbell and Wong firm performed work described in a building permit for interior alterations. Although the firm of Campbell and Wong, which formed in 1946, is well known in the Bay Area and is recognized for their work in the Mid-Century Modern or 2nd Bay Tradition style, this particular renovation project does not exemplify their body of work, nor is the project sufficiently documented to confirm their hand in the design. The residence at 1 Spruce Street, located just to the west of the subject property, is a single-family residence designed by Campbell and Wong in 1952. This residence is a better representation of the firm's early work than the subject property. Additional remodeling of the subject property by Porter & Steinwedell in 1955 and 1968 was minor and is not an important work of the little-known architecture firm.

Finally, invoice records indicate that Thomas Church designed the garden for the subject property in 1963. The records search found no plans or historic photographs of the garden. While Church is considered a master landscape architect, this garden cannot be considered an important example of his work as there is no documentation of the original design and the current poor condition of the garden makes it impossible to determine what Church's original design may have looked like. The lack of information regarding the garden's original appearance make restoration of the landscape impossible. For these reasons, the building does not appear to be eligible for listing as an individual historic resource under this Criterion.

The property does not appear to relate to any potential historic district or important context in the neighborhood. There are a variety of residential building types and architectural styles located within the area, including early and mid-20th-Century houses, which result in a generally consistent architectural character. The block that contains the subject property lacks stylistic consistency as a whole and appears to lack potential for inclusion within a historic district. However, it is notable that there is a small grouping of Mid-Century Modern residential buildings (1 Spruce Street, 2 Spruce Street, 3555 Pacific Avenue, and 3577 Pacific Avenue), to the west of the subject property that could be eligible as a discrete grouping of homes that exemplify the Mid-Century Modern period. The subject building would not contribute to this grouping as it does not share the siting, massing, plan, fenestration pattern, roofline, or details that characterize this period and style of architecture. It is, therefore, determined that the subject property does not appear to be eligible under this Criterion in relation to any potential historic district or important context.

Criterion 4: **It yields, or may be likely to yield, information important in prehistory or history.**
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject

property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The property is not associated with any period of significance; therefore a discussion of historical integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The property has not been found to be historically significant; therefore a discussion of character-defining features is not applicable.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

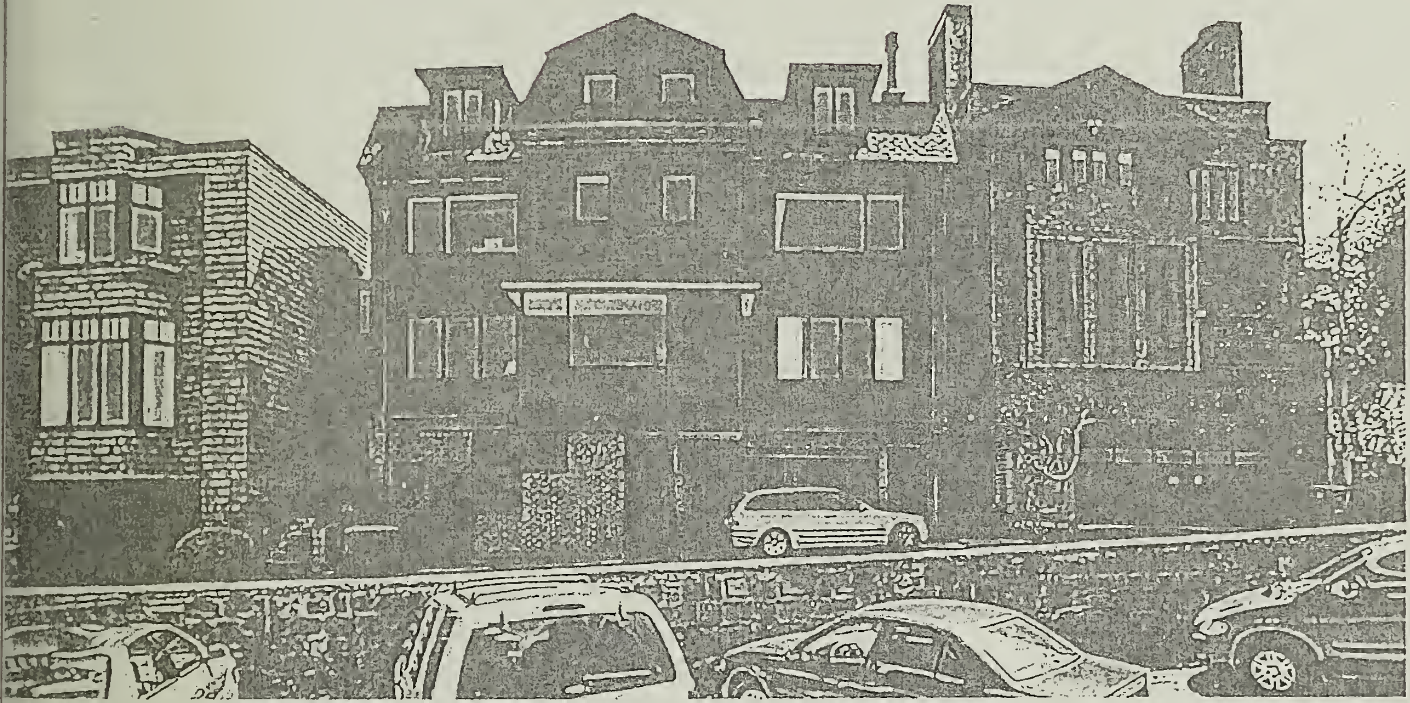
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 10-17-2011

Tina Tam, *Senior Preservation Planner*

ISTORIC RESOURCE EVALUATION REPORT

515 Pacific Avenue
an Francisco, California



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PLANNING DEPARTMENT

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Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☑	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☑
Additional studies (list)	☐	☑

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

class 1 / ® 10/27/.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVI

Signed (owner or agent):

Date: 12/2/10

(For Staff Use Only) Case No. 2011.0221E

Address: 551 22nd AVE

Block/Lot: 1565 / 6A

v.11.17.2009

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	MOON & PHIL MA	Telephone No.	415-468-1057
Address	1825-A Egbert Ave S.F, CA. 94124	Fax. No.	415-468-1988
		Email	moon@kkgraphics.com
Project Contact	CHESTER FONG	Telephone No.	510-523-3423
Company	CHESTER FONG, ARCHITECT	Fax No.	
Address	21 DUARTE CT. ALAMEDA, CA 94502	Email	Chesterfong@comcast.net

Site Information

Site Address(es): 551- 22nd Ave

Nearest Cross Street(s) ANZA / BALBOA

Block(s)/Lot(s) 1565 | 6A Zoning District(s) RH2

Site Square Footage 3000 SQ. FT. Height/Bulk District 40-X

Present or previous site use SINGLE FAMILY RESIDENCE

Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☑ New construction

☐ Alteration ☑ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost 750,000

Describe proposed use 2-UNIT RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

DEMOLITION OF SINGLE FAMILY RESIDENCE. REPLACE W- 2 UNIT (FOR OWNERS FAMILY, 2 BROTHERS & MOTHER). GROUND FLOOR TO BE GARAGE FOR 4+ CARS CAPACITY, & 2ND FLOOR FOR ONE FAMILY. THIRD FLOOR & "PENTHOUSE" FOR OWNER & MOTHER RESIDENCE.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☑
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☑	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? ______________ What type of foundation would be used (if known)? ______________	☐	☑
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☑
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☑	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☑
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☑
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☑
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☑
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☑
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☑
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☑

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2101	0	4836 SQ FT	4836 SQ FT
Retail				
Office				
Industrial				
Parking	267	0	1360 SQ FT	1360 SQ FT
Other (specify use)				
Total GSF				6196 SQ FT
Dwelling units	1	0	2	2
Hotel rooms				
Parking spaces	1	0	4	4
Loading spaces				
Number of buildings	1	0	1	1
Height of building(s)	20'-10"	0	40'	40'
Number of stories	2	0	4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Tara Sullivan (415) 558-6258 tara.sullivan@sfgov.org
Project Address:	**551 22nd Avenue**
Block/Lot:	1565/006A
Case No.:	**2011.0221E**
Date of Review:	October 6, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

551 22nd Avenue, is located on the west side of the street between Anza and Balboa Streets. The property is 25 feet wide and 120 feet deep. It is located in the Outer Richmond neighborhood and is in an RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District.

551 22nd Avenue was constructed in 1921 by an unknown architect. It is a one-story-above-garage residence designed in a simple Marina style, featuring the garage and building entrance on the ground floor and windows in an angled bay that is centered on the upper floor. The main entrance area has a chamfered-shape opening with the front door and sidelights recessed. The garage door is flush with the main façade and square in form. The second floor has a large angled bay window and there is a simple egg and dart cornice along the roofline. The windows on the second floor are single-pane aluminum casements. The building is clad in a painted stucco finish. The rear of the building is plain and is clad in horizontal wood siding and has a second-floor pop-out structure.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was has not been included in any formal surveys. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1921).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

551 22nd Avenue is located in a residential neighborhood that is three blocks west from Park Presidio Boulevard. The majority of the buildings on the street are of similar age and style, dating from 1918 to 1924. While the majority of the buildings were constructed within a short time period, there is a variety of styles and features due to heavy alterations over time. Most buildings are wood frame in construction with stucco siding and are predominately one-to-two stories in height.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: N/A ☐ Contributor: 137-139 Fair Oaks Street ☐ Non-Contributor: 136 Ames Street

Based on the information provided by the consultant, Johanna Street and research found in the Planning Department, Preservation staff finds that the property is not eligible for inclusion on the California Register either individually or as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the consultant, Johanna Street, and found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The evolution of the Outer Richmond neighborhood largely occurred after the 1906 earthquake, and by World War II the area was built out with residential and commercial buildings. The subject block and surrounding area was developed in the early 1920's and is not associated with any particular event or series of events that are significant to San Francisco's history. As a whole, this prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City, although certain spurts of development within this period may be considered significant events. Further, the subject property is not associated with any significant event to be individually eligible under Criterion 1.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 551 22nd Avenue is not eligible under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Records indicate that the property was originally owned by Thomas E. Mohler and his wife Mary L. Marshal, who constructed the residence. It appears that the Mohler family (Thomas Jr. was born in 1914) built a number of buildings in the Richmond and Sunset. At the time that the subject property was built, Thomas Mohler had also constructed at least six other properties on the block. The property was sold to David and Sadie Goldstein in 1921 shortly after the building was constructed. The Subsequent owners were Alma Freeman (1928 – 1930), Claudio and Manuela Vallve (1930 – 1978), Ella Foppiano (1978 – 1984), and Emma Hane (1984 – 2010). The current owners, Ngai Moon Ma purchased the property in 2010. Records show that none of the property owners of the building are important to the local, regional or national past.

Therefore, 551 22nd Avenue, is not eligible under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

While 551 22nd Avenue was constructed in 1921 and does retain the majority of its features, this structure is not eligible for listing on the California Register as an individual resource under Criterion 3. The subject building is utilitarian in nature with no special or unique architectural detailing.

551 22nd Avenue does not appear to relate to any potential historic district or important context in the neighborhood. There are a variety of residential building types and architectural styles located within the area, mainly early 20th-century residences, which result in a generally mixed architectural character. The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district.

551 22nd Avenue is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

Criterion 4: **It yields, or may be likely to yield, information important in prehistory or history.**
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks		**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks		**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks		**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks				

Since 551 22nd Avenue was determined not to be significant under the California Register of Historical Resources, analysis of integrity of that structure was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 551 22nd Avenue was determined not to be significant under the California Register of Historical Resources, analysis of character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource

☐ Contributor to an eligible Historic District
☐ Non-contributor to an eligible Historic District

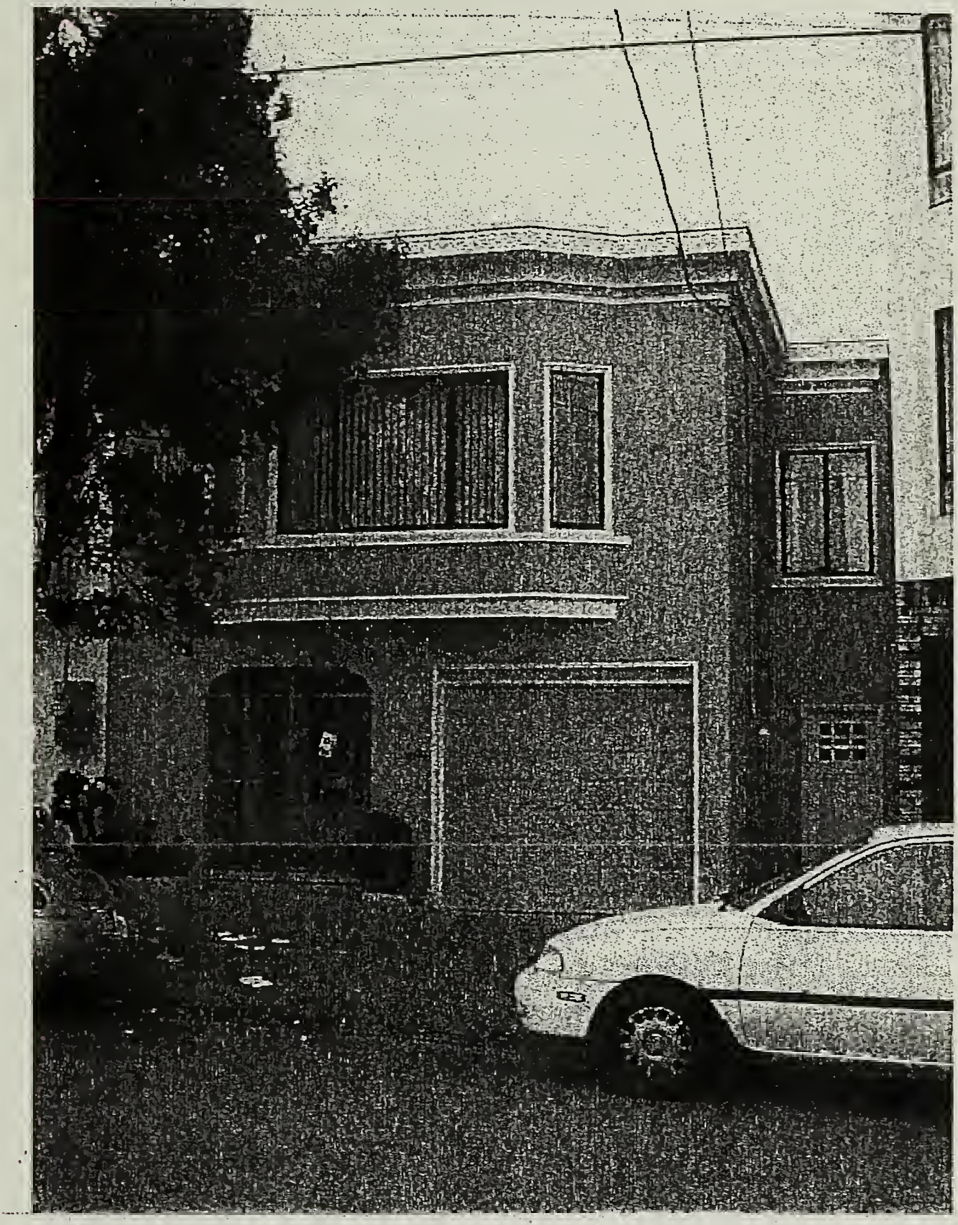
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 10-27-2011

Tina Tam, *Senior Preservation Planner*

Historical Resource Evaluation Report
551 22nd Avenue, San Francisco, CA



SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.:	**2011.0926E**
Project Title:	**1355 Market Street – Market Square**
Zoning:	C-3-G (Downtown General Commercial) Use District 120-X/150-S/200-S Height and Bulk District
Block/Lot:	3508/001
Lot Size:	85,547 square feet
Project Sponsor:	Terry Kwik, RMW Architecture & Interiors (415) 781-9800
Staff Contact:	Jeanie Poling – (415) 575-9072 jeanie.poling@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the south side of Market Street in the Mid-Market/Civic Center neighborhood, and extends the full length of the Market Street block between 9th and 10th Streets, and the full length of the 10th Street block between Market and Jessie Streets. The L-shaped project site is fully occupied by an 11-story, 835,000-square-foot (sf) building constructed in 1937 and expanded several times between 1941 and 1963, and a 6,690 sf loading area. The building is a historic resource rated Category I under Article 11 of the San Francisco Planning Code. The current uses in the building are 667,500 sf of office and 12,500 sf of retail space. The proposed project involves the demolition of the 1941 ninth floor addition on west side of the central tower, and the installation of a roof deck and mechanical room in place of the removed addition.

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332).

GOVERNMENT
DOCUMENTS DEPT

NOV 22 2011

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REMARKS:

See below.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

November 16, 2011

Bill Wycko
Environmental Review Officer

Date

cc: Terry Kwik, Project Sponsor
Mark Luellen, Neighborhood Planning Division
Pilar LaValley, Preservation Planner
Virna Byrd, M.D.F., Distribution List
Historic Preservation Distribution List
Supervisor Jane Kim, District 6

PROJECT DESCRIPTION (continued):

The project site contains 667,500 sf of office use 12,500 sf of retail use, and 208 parking spaces in the basement level. No change of use or parking is proposed. The removal of a portion of the ninth floor would reduce office use by approximately 18,000.

Rehabilitation of the lobby would include repairing extant historic features such as the marble and plaster walls, decorative plaster ceiling, mural over entry to entry to elevator lobby, and decorative metal grilles, and replacing non-historic features such as pendant lights, mirrors, and security desk. Demolition of the ninth floor addition would expose the west wall of the building, which would be repaired. New glazed openings would be installed in the exposed west wall to provide access to new roof deck. The roof deck would consist of concrete pavers at the perimeter, green roof areas, surfaces with concrete topping, and synthetic turf area. No trellises or tall vegetation is proposed. Vegetation would consist of low ground cover and green walls at one bay of newly exposed west wall and around existing stair enclosure. A new mechanical room would also be constructed adjacent to an existing storage roof at south (Stevenson Street) edge of roof area.

A determination of exemption from environmental review was issued on June 9, 2011 for seismic, mechanical, and interior rehabilitation of the building.[1] This current analysis considers any cumulative effects of that project considered in combination with the project now proposed, i.e., the demolition of the 1941 ninth floor addition on west side of the central tower, and the installation of a roof deck and mechanical room in place of the removed addition.

Project Construction: Project construction is anticipated to take five months, including the removal of the roof structure on the ninth floor. Project-related construction deliveries would involve an average five truck trips per day to and from the project site during the five-month construction period. Increased construction truck deliveries to the site would occur when the concrete would be poured as part of project construction; during these 15 to 20 days when concrete would be poured, up to 10 trucks per day would arrive and leave the site. To replace the existing rooftop air handling units with the two proposed cooling towers, the existing structural steel platform would be extended with steel members. The steel for the cooling tower platforms would be delivered to the loading dock in four truckloads in one day and transported to the building's roof via the freight elevator. The existing air handling units would be dismantled and removed via the freight elevator to the recycling debris boxes staged in the garage. The proposed new air handling units would be lifted to the building's roof with a crane that would be set up along the project site frontage on 9th Street on one weekend day during the project construction. The additional scope of work – demolition of the 1941 ninth floor addition on west side of the central tower, and the installation of a roof deck and mechanical room in place of the removed addition – would not involve additional construction equipment; it would include up to an addition of four delivery and commuting trucks per day for approximately 30 days.

Project-related construction trucks would be routed into the building's loading dock area from 10th Street. Approximately 40 to 50 construction workers would be at the site for the five-month construction period. Temporary barriers would be installed on the exterior of the building in front of the proposed new lobby

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[1] San Francisco Planning Department, *Certificate of Determination, Exemption from Environmental Review, 1355 Market Street – Market Square, 2011.0428E,* June 9, 2011.

Planning Department staff determined that the building on the project site is not eligible for inclusion on the California Register under Criterion 1 (it is not associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States); Criterion 2 (it is not associated with the lives of persons important in our local, regional or national past); or Criterion 4 (it is not likely to yield, information important in prehistory or history).

Planning Department staff finds that building retains good integrity. Although it has undergone alterations – the most notable being rooftop additions in 1941, 1958, and 1963, alterations of the central tower in 1958, and lobby remodel in the 1960s – the building retains sufficient features from the period of significance of 1937 to 1947 to convey its historic significance. The character-defining features of the building include its Market Street, 9th Street, and 10th Street façade design and materials (such as Mayan-influenced terracotta cladding and details, prominent piers, and decorative spandrels); the Market Street two-story central tower; the main entrance lobby; the Mart Exchange ballroom on the ninth floor; the octagonal concrete columns on all floors; and the open, flexible floor plan.

The proposed project would be in conformance with the *Secretary of Interior's Standards for Rehabilitation* (*Secretary's Standards*). As recommended by the *Secretary's Standards*, proposed work in the main entrance lobby would rehabilitate extant historic fabric and replace non-historic features with new, compatible elements. While the 1941 ninth floor addition falls within the 1937 to 1947 period of significance, the addition, which is set back from the original parapet, clad in stucco, and lacking in the architectural distinction found on the lower floors of the building, does not appear to contribute to the significance of the building, and has not gained significance in its own right. Removal of this addition, therefore, would not alter significant or character-defining features of the building in conformance with the *Secretary's Standards*. Removal of the ninth floor addition would expose the formerly exterior west wall of the central tower portion of the building. The historic fabric on the newly exposed west wall of central tower would be repaired and the original massing of the western portion of building would be restored. New openings in west wall of central tower would be installed in a manner that avoids distinctive features and would not be visible from public rights-of-way. Due to overall size of subject building, parapet height, and location of proposed roof deck and associated features, it is unlikely that the proposed new work on the roof would be visible from surrounding public rights-of-way. Other exterior building improvements – the addition of an elevator penthouse and override, the two cooling towers on the building's roof, and the replacement of windows on the rear (Stevenson Street) elevation with ventilation louvers – would be visible only from the rear elevation, which is difficult to view from the narrow Stevenson Street right-of-way.

In conclusion, the proposed project would not have a significant impact on the historical resource.

In-Fill Development. California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

area along Market Street. Demolished materials would be taken off site and recycled. The project is a LEED certified project, and waste diversion and recycling would divert 75 percent of demolished material from landfill. Additionally 95 percent of the existing walls floors and roof would be used in accordance with LEED building reuse standards.

REMARKS:

Historic Resources.[2] Formerly known as the Western Furniture Exchange, the building on the project site has been designated as a Category 1 (Significant) Building pursuant to Article 11 of the Planning Code and Downtown Plan, and has been previously evaluated as appearing eligible for listing in the National Register of Historic Places and California Register of Historical Resources. The building is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Constructed in 1937 (with additions in 1941, 1947, 1958, and 1963) in the Art Deco style, the 11-story, concrete-frame building on the project site is clad in glazed terracotta and metal, rests on a concrete perimeter foundation, and is capped by a flat roof with parapet.[3] The original building was eight stories, and the building's rectangular footprint stopped short of 9th Street; the 9th Street wing was added in 1947, filling out the Market Street façade up to 9th Street and giving the building its current configuration. The building is also connected to 875 Stevenson, a ten-story reinforced concrete building constructed in 1975, via a pedestrian bridge across Stevenson Street.

According to the Planning Department's Preservation Technical Specialist, the building on the project site is significant under Criterion 3 (Design/Construction) as an example of the Art Deco style in San Francisco, and as a large commercial building along this section of Market Street. As stated in the Historic Resource Evaluation (HRE) report prepared for this building:

> Designed in 1937 [with a matching addition constructed in 1947] by the Capital Company, the building is a high-style example of this [Art Deco] architectural trend, as evidenced by its reinforced concrete construction, vertical emphasis established by prominent piers and central Market Street tower, unique fenestration pattern with decorative spandrels, elaborate Mayan-influenced terracotta details over the entrances and at the cornice, and grandiose formal lobby space. The full-block footprint and open, flexible floor plan of [the subject property] are characteristic of large commercial buildings of this era, and the size, scale, and design of the building have given [it] an important street presence rivaled by few other San Francisco buildings, and made it a commercial anchor for this portion of Market Street.[4]

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[2] This discussion is excerpted from two San Francisco Planning Department memoranda: (1) *Historic Resource Evaluation Response, 1355 Market Street,* from Pilar LaValley, Preservation Technical Specialist, to Jeanie Poling, Environmental Planner, June 1, 2011, and (2) *Historic Resource Evaluation Response, 1355 Market Street,* from Pilar LaValley, Preservation Technical Specialist, to Jeanie Poling, Environmental Planner, October 31, 2011. These documents are available for review as part of Case Nos. 2011.0428E and 2011.0926E.

[3] Page & Turnbull, *Market Square, 1355 Market Street, Supplemental Information for Environmental Evaluation,* April 20, 2011, and Page & Turnbull, *Market Square, 1355 Market Street, Historic Resource Evaluation,* revised October 14, 2011. These documents are available for review as part of Case Nos. 2011.0428E and 2011.0926E.

[4] Page & Turnbull, *Supplemental,* p. 4; *Historic Resource Evaluation,* p. 5.

The project construction truck traffic would result in a temporary decrease in the capacities of local streets in the project area due to the slower movement and larger turning radii of project-related construction trucks. Due to its temporary nature and limited duration, project-related construction impacts on traffic generally would not be considered significant.

Transit, Bicycles, and Pedestrians. No change to the current uses on the project site use is proposed; thus, there would be no changes to transit, bicycle, or pedestrian circulation with project operation. No project-related construction staging would occur along Market Street, where there are Muni lines and one stop on the project block, and there are no Muni lines or stops along 9th and 10th Streets on the project block. Bicycle lanes along Market Street would also not be substantially affected by project construction. A temporary barrier would be installed on the exterior of the on-site building in front of the proposed new Market Street lobby area, and pedestrians would be routed around the barrier. Construction-related impacts of the project generally would not be considered significant due to their temporary nature and limited duration. During project construction, there would be approximately 40 to 50 construction workers, some of whom would take public transit to the project site; this number of additional transit riders would be an incremental increase and would not result in a significant effect on transit conditions.

Parking. No change to the current uses on the project site use is proposed; thus, there would be no change to on-site parking conditions. During project construction, it is anticipated that the use of vehicles by construction workers getting to and from work would not be substantial; it is anticipated that many would take public transit or park in the existing garage of the building, which currently has a high vacancy rate and would remain so until after completion of project-related construction.

Noise. An approximate doubling of traffic volumes in the project area would be necessary to produce an increase in ambient noise levels noticeable to most people. No change to the current uses on the project site is proposed; thus, there would be no changes to noise conditions on site and in the surrounding area with project operation. Project construction would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The proposed construction would primarily occur inside the building. The delivery and truck trips would generate noise that that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Construction noise impacts would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with respect to noise.

Air Quality. The following air quality analysis addresses the currently proposed project in combination with the project that was evaluated in the Department's *Certificate of Determination* dated June 9, 2011 (Case No. 2011.0482E). Air quality impacts generally fall into two categories: impacts from project operations and project construction. The proposed project would include renovation of an existing

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The site is located within the C-3-G (Downtown General Commercial) Use District, which allows for retail and office uses. The current use of the project site (office and retail uses) is not proposed to change with project development. Thus, the proposed project is consistent with all General Plan designations and applicable zoning plans and policies.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The approximately 2-acre (85,547 sf) project site is located within a developed area of San Francisco. The surrounding uses are mixed retail, entertainment, residential, and office. Thus, the proposed project would be properly characterized as an urban use.

c) The project site has no habitat for endangered, rare, or threatened species.

The project parcel is within a fully developed urban area and is fully occupied by an existing building and paved loading area. There is no vegetation on the project site. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic. The following traffic analysis addresses the currently proposed project in combination with the project that was evaluated in the Department's *Certificate of Determination* dated June 9, 2011 (Case No. 2011.0428E). No change to the current uses on the project site use is proposed; thus, there would be no changes to traffic conditions with project operation. During the five-month project construction period, there would be construction-related trucks traveling in and out of the site. It is anticipated that a majority of the construction-related truck traffic would access the project site traveling via 9th Street to Hayes Street to Polk Street to 10th Street, and enter the project site either through the garage entry ramp on 10th Street or via Jessie Street to the building's loading dock area. Construction vehicles would exit the project site via Jessie Street or the garage and turn left (southbound) onto 10th Street. No construction staging for the project would occur along Market Street.

The only anticipated project construction-related lane closure that would occur would be for the installation of new air handling units on the on-site building roof; these would be lifted up to the building roof with a crane that would be set up on one of the traffic lanes along 9th Street for one weekend day during project construction. A lane closure permit would be secured to accommodate this work scope. In general, lane and sidewalk closures (including for the proposed project) are subject to review and approval by the Department of Public Works (DPW) and the Transportation Advisory Staff Committee (TASC), which consists of representatives from the Fire Department, Police Department, MTA Traffic Engineering Division, and Department of Public Works. TASC provides recommendations to minimize the effects of construction projects on the public right-of-way. TASC review and subsequent compliance of the proposed project with its recommendations would therefore help minimize any project construction-related impacts that could occur due to the temporary one-weekend-day lane closure along 9th Street near the project area.

Table 1 – Construction-related PM2.5 and Health Risk Emissions

Project Construction	Excess Cancer Risk per One Million	Non-Cancer Acute Hazard Index	Non-Cancer Chronic Hazard Index	PM2.5
Case No. 2011.0428E (seismic, mechanical, and interior rehabilitation)	0.33	0.0008	0.27	0.003
Case No. 2011.0926E (removal of portion of ninth floor) – conservative estimate	0.04	0.0001	0.035	0.0004
All work (both Case No. 2011.0428E and 2011.0926E)	0.37	0.0009	0.305	0.0034
BAAQMD Significance Thresholds	10	1.0	1.0	0.3

As shown in Table 1, emissions from project-related construction activities would remain well below the threshold for construction health risks. In addition, the project would not result in operational air quality impacts because no new sensitive receptors (e.g., residents) or pollutant-causing stationary sources (e.g., emergency generators) would be added to the project site. Thus, the proposed project would not result in significant air quality impacts.

Water Quality. The proposed project would not involve 5,000 square feet or more of the ground surface disturbance; thus the project would not require a Stormwater Control Plan. The project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated as a result of project development.

Other Environmental Concerns

Geology and Soils. Geotechnical consultants Treadwell & Rollo conducted a geotechnical investigation for the previously proposed project at the project site, reviewed current project plans, and issued geotechnical recommendations for the proposed project.[10] According to these reports, no environmental concerns involving geology and soils are associated with the proposed project.

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[10] Treadwell & Rollo, *Preliminary Geotechnical Investigation, Proposed Renovation and Seismic Upgrade, 1355 Market Street, San Francisco, California*, April 28, 2004; and *Geotechnical Review of Foundation Drawings, Market Square Renovation, 1355 Market Street, San Francisco, California*, June 8, 2011. These reports are available for review as part of Case No. 2011.0428E.

building but would not change the use of the building (office/retail); thus, operational impacts would remain the same and no further analysis is required. Construction-related air quality impacts from the proposed project were analyzed based on the Bay Area Air Quality Management District's (BAAQMD's) *2010 CEQA Air Quality Guidelines* and thresholds of significance.[5]

Renovation of the on-site building would generate criteria air pollutants, PM2.5,[6] and other toxic air contaminants resulting from the project's construction vehicles and equipment. A screening-level analysis was performed to determine whether the proposed project would require additional air quality analysis.[7] With respect to criteria air pollutant emissions, the proposed project would be well below the BAAQMD screening levels, and therefore quantitative analysis of criteria air pollutants is not required and the proposed project would not exceed the BAAQMD's criteria air pollutant thresholds of significance.[8]

Project construction activities would emit PM2.5 emissions and other toxic air contaminants that may affect nearby sensitive receptors. Emissions from project-related construction activities for seismic, mechanical, and interior rehabilitation of the building (the project analyzed in the June 9, 2011 *Certificate of Exemption* – Case No. 2011.0428E) were quantified in an air quality technical memorandum in which both project construction and cumulative impacts were evaluated.[9] This memorandum found that construction-related activities would result in PM2.5 emissions and health risks well below BAAQMD CEQA significance threshold.

The additional scope of work – the demolition of the 1941 ninth floor addition on west side of the central tower, and the installation of a roof deck and mechanical room in place of the removed addition – would involve a maximum of 120 truck trips and no off-site construction equipment, and would occur over a 30-day period concurrent with the seismic, mechanical and interior rehabilitation of the building. The air quality impacts from this additional scope of work were evaluated in combination with the seismic, mechanical, and interior work evaluated in in the June 9, 2011 *Certificate of Exemption* (Case No. 2011.0428E), which would involve 869 truck trips plus crane use. The additional 120 truck trips would increase the total number of truck trips during project construction from 869 to 989, represent a 13 percent increase in truck trips. A conservative analysis assumes a 13 percent increase in health risk emissions, as shown in Table 1. This is conservative because the original analysis included emissions from other sources (i.e., crane use), and additional crane use would not be required for the additional scope of work (the removal of a portion of the 9th floor and the installation of a roof deck and mechanical room in place of the removed addition).

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[5] BAAQMD, *California Environmental Quality Act Air Quality Guidelines*, updated May 2011. Available at http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES.aspx.

[6] PM2.5 = particles less than 2.5 micrometers in diameter.

[7] San Francisco Planning Department, *Air Quality Screening Analysis, 1355 Market Street, Case No. 2011.0926E*, November 4, 2011.

[8] BAAQMD, *CEQA Air Quality Guidelines*, updated May 2011. Table 3-1.

[9] Environ, *CEQA Health Risk Analyses for the Proposed Upgrades to 1355 Market Street, San Francisco, California*, June 9, 2011. This report is available for review as part of Case No. 2011.0428E.

Hazardous Materials. A Phase I Environmental Assessment conducted in 2007 for a previously proposed project on the project site did not identify any evidence of recognized environmental conditions in connection with the project site.[11] While the previously proposed project did not move forward toward project approvals, the existing on-site conditions that were addressed in the 2007 Phase I report are unlikely to have changed. This is because in the intervening years the building on site has been vacated by previous tenants with no replacement tenants. In addition, the currently proposed project does not involve any subsurface soils work. Any work involving the handling and removal of hazardous building materials, such as asbestos-containing materials and lead-based paint, would comply with federal, state, and local regulations. Thus, no environmental concerns involving hazardous materials would be associated with the proposed project.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on May 12, 2011, to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. One neighbor expressed concerns about noise and air quality project impacts. These concerns are addressed above.

SUMMARY:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[11] Property Solutions Inc., *Phase I Environmental Assessment of San Francisco Mart, 1355 Market Street and 875 Stevenson Street, San Francisco,* January 18, 2007. This report is available for review as part of Case No. 2011.0428E.

Date received:

SAN FRANCISCO
PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

GOVERNMENT
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PUBLIC LIBRARY

Signed (owner or agent): ILEANA FIGUEROA
Date: 7/22/201
(For Staff Use Only) Case No. 2011.0823E
Address: 2623 DIVISADERO ST
Block/Lot: 0959/002

v.12.22.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner GINA + DANIEL AFEEB Telephone No.

Address 2623 DIVISADERO ST Fax. No.

Email

Project Contact ILLEANA FIGUEROA Telephone No. 415.956-3445

Company SUTRO ARCHITECTS Fax No.

Address 915 BATTERY ST Email

Site Information

Site Address(es): 2623 DIVISADERO ST.

Nearest Cross Street(s) VALLEJO

Block(s)/Lot(s) 0959 /002 Zoning District(s) RH-1 (D)

Site Square Footage (E) 5396 Height/Bulk District 40 x

Present or previous site use

Community Plan Area (if any)

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☑ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost

Describe proposed use NO CHANGE

Narrative project description. Please summarize and describe the purpose of the project.

REPLACE (E) WOOD SHINGLES WITH STUCCO, ADDITION AT MASTER BATHROOM AND BEDROOM ON THE BASEMENT.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Class 1 (15301 (e)) Additions to existing structures of less than 50% of the floor area or 2,500, whichever is less.

11/15/11

Approved Shelley Caltagirone

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation.* Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.*	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center,** 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	5396	5376	264	5660
Retail				
Office				
Industrial				
Parking				
Other (specify use) Total GSF				
Dwelling units	1			1
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings	1			1
Height of building(s)	35'			35'
Number of stories	3			3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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415.558.6409

Planning
Information:
415.558.6377

Environmental Planner:	Brett Bollinger (415) 575-9071 brett.bollinger@sfgov.org
Preservation Planner:	Shelley Caltagirone (415) 558-6625 shelley.caltagirone@sfgov.org
Project Address:	**2623 Divisadero Street**
Block/Lot:	0959/002
Case No.:	**2011.0823E**
Date of Review:	November 15, 2011

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located between Vallejo Street and Broadway on the west side of Divisadero Street in the Pacific Heights neighborhood. The single-family residence is located in a RH-1D (Residential, House, Single-Family, Detached) Zoning District and a 40-X Height and Bulk District.

The building was constructed in 1898 in the First Bay Region style by an unknown builder and unknown architect. The two-and-one-half-story over raised basement single-family residence is wood-framed with a generally rectangular plan and capped by a gable, asphalt-shingled roof. The building is clad in wood shingles and with a clinker brick at the basement level. The four windows at the first and second floors of front façade are twelve-over-one double-hung wood sashes. The gabled end beneath the attic is glazed with four wood-framed windows at the center. Windows throughout the remainder of the house vary but are generally wood-framed sashes. The primary entrance is located on the south side façade.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a Category B property (Requires Further Consultation and Review) for the purposes of the California Environmental Quality Act (CEQA) due to its age (more than 50 years old).

Neighborhood Context and Description

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Until the 1870s, the area was comprised mainly of dairy farms, grazing land, and windswept dunes, with a few wealthy vacation homes scattered throughout, largely in the eastern portion of the neighborhood. Beginning in the 1870s, this portion of San Francisco began to develop from farmland and open space to a residential area.

By the late 1880's Pacific Heights/Cow Hollow was well known as one of the City's most fashionable neighborhoods. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Several prominent San Franciscans' had homes in the area, such as Frank Pixley, William McElroy, and Mayor Ephriam Burr. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes were demolished to make way for larger apartment-style buildings and extravagant homes. The area was not greatly affected by the 1906 earthquake and has continued to be a residential enclave surrounded by commercial streets such as Union, Fillmore, and Lombard Streets.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	*Historic District/Context*
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Research discussed below indicates that the building does not appear eligible for listing on the California Register of Historical Resources and cannot be considered a historic resource per the CEQA Guidelines. This analysis is based on information in the Planning Department's files and provided by the project sponsor in the supplemental reports prepared by Caitlin Harvey, dated June 9, 2011 and October 20, 2011.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The Department finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Research has not revealed that any significant events occurred on the property. The development of the Pacific Heights neighborhood does not appear to signify a singular and important event in the history of the City. It is, therefore, determined that there does not appear to be a California Register-eligible historic district in the neighborhood, and that the subject property is not individually eligible under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
There is no evidence that the property is directly associated with the lives of persons important in our local, regional, or national past. The house appears to have been occupied by upper class families throughout its history, but none of these owners or residents appears to have been particularly significant or influential. Therefore, the subject property does not appear eligible under this Criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The Department finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 3. The architect and builder of the house are unknown, so it cannot be determined to be the work of a master. Neither does the building possess high artistic values as it is a fairly modest representation of the First Bay Tradition style with little outstanding ornament or craftsmanship. Lastly, the building does not seem to exhibit any unique traits in its design or method of construction as both stylistically and structurally the building is rather commonplace for its period of construction. Therefore, the subject property is not individually eligible under this Criterion.

Furthermore, the property does not appear to contribute to any collection of properties that could be found eligible for listing as a historic district. 2623 Divisadero is located in a residential neighborhood consisting of large single-family homes. The neighborhood is varied in architectural style and includes Victorians, Edwardians, First and Second Bay Tradition, and Classical Revival style buildings. According to the Planning Department's Parcel Information Database, there are no Article 10 Landmarks in located within the subject block or the eight (8) immediately adjacent blocks. Within the same area there are twenty (20) properties listed on the Here Today survey and eight-five (85) properties listed on the 1976 Architectural survey. In the same area and including the facing buildings along Green Street, Pacific Avenue, Baker Street, and Scott Street, a windshield survey of the properties conducted by Ms. Harvey found approximately 65 properties within the same age and style context (22% of 295 properties). Of these only 42 (14.2% of 295) houses are strongly characteristic of the First Bay Tradition style. Approximately 19 of the 65 properties have undergone obvious alterations, bringing the number of unaltered properties within the same context to 46 (70.8% of 65).[1] If a boundary were to be drawn around the concentration of these buildings it would capture approximately 143 properties in total. This area represents a relatively low concentration (46 out of 143 or 32%) of buildings from the early period of development and similar style. In comparison, the National Park Service requires a minimum 51% concentration of contributing resources to qualify an area as a historic district. While small sections of the Pacific Heights neighborhood may qualify for listing on the California Register as a historic district due to the strong continuity in style and development period for the area found on some blocks, the subject building and the surrounding blocks do not contribute to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject

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[1] In addition to the 14 altered properties identified in the Harvey report, staff found through a search of the permit records and historic photographs that 5 additional properties have been significantly altered.

property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The property is not associated with any period of significance; therefore a discussion of historical integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The property has not been found to be historically significant; therefore a discussion of character-defining features is not applicable.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 11-15-2011

Tina Tam, *Senior Preservation Planner*

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1156 Valencia St.	BLOCK/LOT(S) 3635/010

CASE NO. 2011.0307E	PERMIT NO. 2010.12.02.6014	PLANS DATED 11/9/11

☒ Addition/ Alteration (detailed below)   ☐ Demolition (requires HRER if over 50 years old)   ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

5/11

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 B

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☒ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

us Reclassified per HRER

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: 7/15/11

* *Attach Historic Resource Evaluation Report*

b. Other, please specify:

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:
(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.*

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date 11/15/11

Rich Sucre
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
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brett.bollinger@sfgov.org

Preservation Planner: Rich Sucré
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richard.sucre@sfgov.org

Project Address: **1156 Valencia Street**
Block/Lot: 3635/010 & 011
Case No.: **2011.0307E**

Date of Review: July 15, 2011 (Part I and II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1924, 1156 Valencia Street is a one- and two-story, wood-frame community center designed in the Spanish Colonial Revival style. Operated by the Salvation Army, this property is actually two interconnected buildings consisting of a two-story church/multi-use building and a one-story multi-use building with an open playground in the rear. From Valencia Street, the two buildings have a unified street façade with stucco cladding, two recessed arched entryways, and fixed plate-glass, wood-sash windows. Other details on the exterior include pilasters, arched bays, cornices, keystones, and clay tile accents. The one-story building is capped by a flat roof, while the two-story building is capped by a cross-gable roof that features a keyhole bell tower.

The subject property is located on two trapezoidal-shaped lots (APN 3635/010 & 011) on the west side of Valencia Street between 22nd and 23rd Streets in the Mission District. The property also has frontage onto San Jose Avenue. The property is located within Valencia NCT (Valencia Neighborhood Commercial Transit) Zoning District and a 55-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 1156 Valencia Street is not currently listed in any local, state or national historical register. It was surveyed as part of the recently adopted South Mission Historic Resource Survey, which is a qualified historic resource survey as defined by the California Environmental Quality Act (CEQA). Based upon this survey, the subject property was assigned a California Historic Resource Status Code (CHRSC) of "7R," which designates this property as:

☐ 7R – Identified in Reconnaissance Level Survey: Not Evaluated

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, properties with a CHRSC of "7" are considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along Valencia Street is mixed in character and consists largely of two-to four-story mixed-use (residential-over-ground floor commercial) and multi-family residential properties. Similarly, the immediate area along San Jose Avenue is also mixed in character and consists largely of three-story, multi-family properties.

The immediate area does not possess a uniform or consistent architectural character and a wide variety of architectural styles are found within the immediate vicinity, including Victorian-era architectural styles (Italianate and Stick), Art Deco, Modern, Utilitarian and Contemporary.

As evaluated in the South Mission Historic Resources Survey, the subject property is not listed in any designated or potential historic districts. Additional, no designated or potential historic districts exist within the immediate vicinity of the subject property.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register criteria, staff finds that the subject property at 1156 Valencia Street is not eligible for inclusion in the California Register of Historical Resources due to lack of historic integrity. The subject property has been owned and operated by the Salvation Army for its entire history. In 1967, a large building campaign altered the original 1924 building by architect M.O. Diggs of Oakland. This building campaign dramatically altered the original property and also combined it with the adjacent two-story mixed-use building.

To assist in the evaluation of the subject property, the Project Sponsor (Kodama Diseno Architects) prepared a Supplemental Information Form for Historical Resource Evaluation (dated March 2011). Planning Department staff conducted additional research using in-house resources.

Included is an evaluation of the subject property based on the following criteria:

Criterion 1 - Event:	☒ Yes	☐ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☒ Yes	☐ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
Period(s) of Significance:	1924		

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1924, the subject property at 1156 Valencia Street was originally constructed for the Salvation Army and operated as one of the sites for their San Francisco Corps. The building was designed by architect Maury I. Diggs of Oakland and contractor Charles Lind of San Francisco. The total cost of construction was $15,000 for the "chapel."[1]

Originally founded in 1865 in England, the Salvation Army is an evangelical Christian church known for charitable work, which first came to the United States in 1879. As a care and relief organization, the Salvation Army worked with the indigent population and members of society in need of assistance, including alcoholics, drug addicts, and prostitutes. In San Francisco, the Salvation Army became well-known for their efforts in the recovery and reconstruction of the City after the 1906 Earthquake and Fire. Based upon the San Francisco City Directories, the Salvation Army had eight sites in San Francisco and three sites in Oakland by 1939. During this time, the Salvation Army sponsored a series of programs and divisions, including an Officer's Training College, Men's Social Service Department, Women's Social Service Department, Relief and Employment Department, Evangeline Residence for Women (located at 44 McAllister St), Japanese Division and Social Center (1450 Laguna), Children's Home and Farm (located in Lytton, CA) and other corps dedicated to the Scandinavian (3416 19th Street) and Chinese (Waverly Pl and Sacramento St) communities.

The subject property at 1156 Valencia Street was likely constructed as their fourth site within San Francisco. In 1950, Sanborn Fire Insurance Maps identify the property as a "Salvation Army Hall" that is two-stories tall with a building footprint that provides full lot coverage. By 1998, Sanborn Fire Insurance Maps show the Salvation Army Hall as two distinct masses: a two-story mass against Valencia Street and a one-story mass occupying the mid portion of the lot. The rear portion of the lot is shown as open. The change in the building footprint from 1950 to 1998 suggests a major alteration during this time period, which is further confirmed by the building permit record.

Based on the provided information and staff research, the subject property at 1156 Valencia Street is individually significant under Criterion 1 (Events) for its association with a prominent social organization, the Salvation Army. However, the property appears to lack integrity due to a major alteration, as discussed below.

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[1] Building Permit #129177: 1156 Valencia Street (July 21, 1924)

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based upon information provided in the Supplemental Information Form and the Assessor/Recorder's office, no persons of known historical significance appear to have been associated with the subject building; therefore, 1156 Valencia Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

1156 Valencia Street is a two-story church and a one-story, mixed-use building, which have been joined to function as a community center. The church is designed in a modified Spanish Colonial Revival architectural style, as evidenced by the clay tile accents, bell tower, and stucco cladding. Based upon a comparison between the existing building and the original architectural drawings, the 1924 church has been dramatically altered.

The original architect of the subject property was Maury I. Diggs of Oakland, who was best known as the designer/builder for the Fox Theater in Oakland alongside the architectural firm of Weeks and Day. Diggs designed other properties for the Salvation Army, including Oakland's Salvation Army Rescue Home for Girls (1921; now known as the Booth Memorial Hospital). His other notable commissions included: Latham Square in Oakland; San Quentin Prison; and the original campus for San Jose State College. Diggs also gained notoriety for his residential work in Alameda.

Based on the provided information and staff research, the subject property at 1156 Valencia Street is not individually significant under Criterion 3 (Architecture) due to numerous alterations to the building's original design and lack of artistic distinction. Although the building was designed by a master architect and is significant for its association with Maury I. Diggs, the alterations to the property do not qualify it for listing in the California Register under Criterion 3 (Architecture).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not significant under this criterion for its historical association, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed *during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

1156 Valencia Street does not retain historic integrity due to numerous alterations to the original 1924 Salvation Army Church/Hall.

Documented alterations include: installation of toilet and shower in attic (1938); installation of a concrete floor in the lightwell (1949); installation of a projecting sign (1965); alterations to accommodate one dwelling unit, including construction of the two-story mixed-use building (1967); construction of a basement addition measuring 27 ft by 102 ft (1981); re-roofing (1993); installation of a new fire system (1994); installation of a security gate (1997); and interior remodel of toilets and kitchen (2006).

Based upon the layout specified in the original building permit, 1156 Valencia Street was originally constructed as 31 ft tall (two-story) chapel that measured 39 ft wide by 102 ft long. The subject building occupied a lot measuring 39 ft wide by 102 ft long. Due to an alteration in 1967, the subject building was renovated into its current configuration, which is dramatically different than the original design in form and massing.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property at 1156 Valencia Street lacks historic integrity; therefore an analysis of the character-defining features is not required.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☐ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

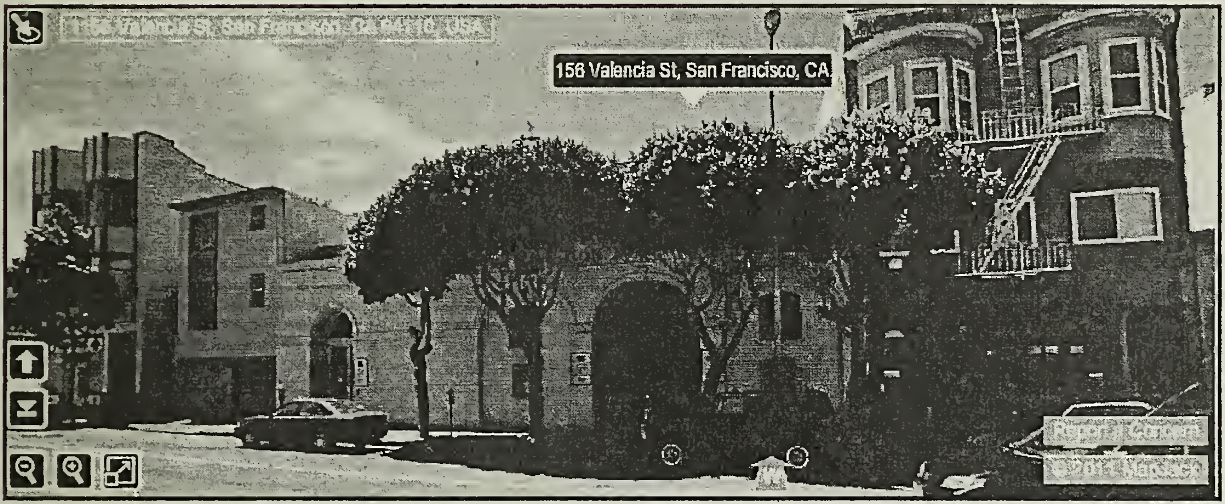
Signature: ______________________ Date: 7/15/2011

Tina Tam, *Senior Preservation Planner*

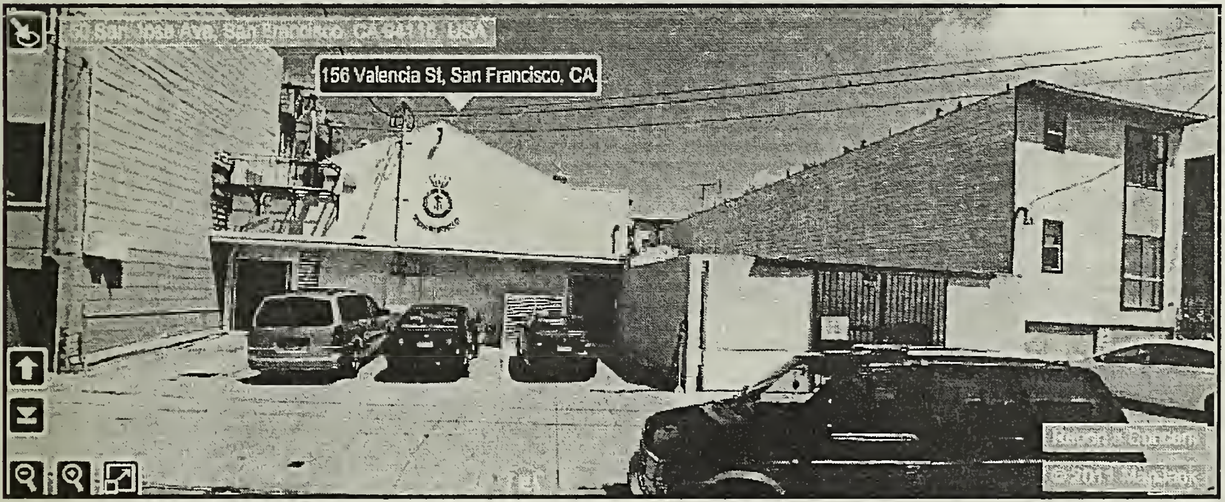
cc: Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

SC: G:\Documents\2011.0307E-C 1156 Valencia St\HRER_1156 Valencia St_2011-07-15.doc

IMAGES


1156 Valencia St, San Francisco, CA 94110, USA
156 Valencia St, San Francisco, CA
Report a Concern
© 2011 MapJack

Salvation Army, 1156 Valencia Street (View along Valencia Street)


San Jose Ave, San Francisco, CA 94110, USA
156 Valencia St, San Francisco, CA
Report a Concern
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Salvation Army, 1156 Valencia Street (View along San Jose Avenue)

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2009.0089E
Project Title: **226 6th Street**
Zoning: SOMA NCT (Neighborhood Commercial Transit)
65-X Height and Bulk District
Block/Lot: 3731/003
Lot Size: 4,000 square feet
Project Sponsor: Alex Nie, Best Design & Construction Co.
(415) 656-3528
Staff Contact: Pilar LaValley – (415) 575-9072
pilar.lavalley@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the west side of 6th Street between Tehama and Clementina Streets in the SOMA neighborhood. The 4,000 square foot (sf) property is entirely occupied by a three-story, wood-frame, residential-over-commercial building constructed in 1907. The project involves construction of a one-story, approximately 3,895 square foot, vertical addition, which would contain 15 Single Room Occupancy (SRO) units that would consist of a single room with sink, shared bathrooms on each floor, and a communal kitchen on ground floor. The project would increase the existing 10,980 sf building by approximately 3,895 sf for a total building area of approximately 14,460 sf. The building height would increase from approximately 34-feet to 44-feet.

(Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines 15301(e)(1))

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

November 21, 2011

Bill Wycko
Environmental Review Officer

Date

cc: Alex Nie, Project Sponsor
Supervisor Jane Kim, District 6
Pilar LaValley, Neighborhood Planning Division
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The project would result in a building containing 54 rooms (30 Tourist Hotel rooms and 24 Single Room Occupancy (SRO) rooms), new ground floor lobby, and two ground floor retail spaces. The project also involves construction of a roof deck, elevator and stair penthouses, new ground floor storefronts, and removal of existing off-street parking spaces, which would not be replaced. SRO units with shared cooking facility are not considered dwelling units per the Planning Code.

REMARKS:

Historical Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 226 6th Street is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,[1] the property is designated Category A, a known historical resource, due to its identification in an adopted historic resource survey as a contributing resource to the California Register-eligible Sixth Street Lodginghouse Historic District.

In a memorandum dated April 19, 2011, Planning preservation staff determined that the building on the subject property is a historic resource.[2] As described in the memorandum, the building is eligible for inclusion on the California Register as a contributor to a potential historic district of residential buildings constructed in 1906-1947 eligible for the California Register under Criterion 1 (Events). Constructed in 1907 as a lodginghouse, the building is representative of the period when the 6th Street corridor was redeveloped with very low-budget, high-density, SRO residential hotels built south of Market Street after the 1906 earthquake and fire. As described in the memorandum, not only has the subject property been found significant under California Register Criteria 1 as part of a potential historic district, the existing building retains integrity of association, feeling, location, design, workmanship, and materials from the period of significance for the district (1906-1947).

The proposed project's one-story vertical addition, new elevator and stair penthouses, new roof deck, and new ground floor storefronts was found to be consistent with the Secretary of the Interior's Standards; it would not materially impair the building's or potential district's integrity or impact historic significance. The proposed work would respect interior and exterior character-defining features of the property. The new construction would be clearly differentiated from the existing building and will be setback approximately 11 feet from front façade to minimize visibility and reduce overall massing of the addition in relation to the existing building and historic district.[3] With the proposed front setback, the primary massing of the new construction would be minimally visible from 6th Street. As currently proposed, the new construction is clearly contemporary and generally compatible with the mass, bulk, and scale of the potential historic district, and is not anticipated to result in an adverse effect to the existing building, adjacent buildings, or the potential historic district.[4]

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[1] San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at http://www.sfgov.org/planning/mea.

[2] Historic Resource Evaluation Response Memorandum for 226 6th Street from Pilar LaValley, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, April 19, 2011. A copy of this memorandum is attached.

[3] Ibid.

Shadow

The proposed project would shade adjacent property, but wound not increase the total amount of shading in the neighborhood above levels which are common and generally accepted in urban areas. Section 295 of the Planning Code was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Planning Code Section 295 restricts new shadow on public open spaces under the jurisdiction of, or to be acquired by, the Recreation and Park Department, by any structure exceeding 40 feet, unless the Planning Commission, in consultation with the Recreation and Park Commission, finds the impact to be less than significant. To determine whether this proposed project would conform to Section 295, a secondary shadow study was prepared by the Planning Department.[5] The shadow study for the proposed project indicated that no new, net potential shadow will be cast upon the Gene Friend Recreation Center or any other park.

Conclusion

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition. The proposed project would meet these criteria by adding approximately 3,895 sf to an existing approximately 10,980 sf building in an area of the City where all public services and facilities are available and which is not environmentally sensitive.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource as a building that is eligible for listing in the California Register as a contributor to a potential historic district, and the proposed project would not adversely impact the resource, the potential historic district, or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[4] Ibid.

[5] San Francisco Planning Department, letter dated October 24, 2011 (Case Nos. 2011.0119K and 2009.0089K), 200-214 6th Street and 226 6th Street, Shadow Analysis. A copy of this document is available for review, by appointment, at the Planning Department, 1650 Mission Street, San Francisco.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

MEA Planner:	Brett Bollinger
Project Address:	226 6th Street
Block/Lot:	3731/003
Case No.:	2009.0089E
Date of Review:	April 19, 2011
Planning Dept. Reviewer:	Pilar LaValley (415) 575-9084 | pilar.lavalley@sfgov.org

---

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project is to construct a one-story, approximately 3,500 square foot, vertical addition containing 15 Single Room Occupancy (SRO) units and a roof-top deck above an existing three-story building. The existing building will be retained to accommodate 39 SRO units and ground floor lobby and retail spaces. Existing and new construction combined will result in an approximately 14,460 square foot structure at a height of 44-feet containing 54 SRO units, new ground floor residential hotel lobby, and two ground floor retail spaces. The proposed project is depicted in architectural plans, dated February 4, 2011, prepared by Best Design & Construction Company.

PRE-EXISTING HISTORIC RATING / SURVEY

Building Permit records indicate that the building was constructed in 1907. The subject property is located in an area that has been identified as a potential historic district (6th Street Lodginghouse Historic District) eligible for listing in the National and California Registers in the recently completed SOMA architectural resources survey. In this survey, the subject property was assigned a California Historical Resource Status Code of "3D," or "appears eligible for National Register as a contributor to an eligible district through survey evaluation." The survey information makes the property a "Category A" (known historical resource) building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located mid-block on the west side of 6th Street between Howard and Tehama streets in the Western SoMa neighborhood. Adjacent properties contain two-story and three-story buildings constructed in 1914 and 1925, respectively. The immediate neighborhood is a mixture of residential flats and low-rise industrial/commercial buildings, primarily constructed circa 1906-1936 during the post-earthquake reconstruction of the neighborhood. On the surrounding block, there are also several contemporary office or residential buildings.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register*

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☐ Unable to determine
Architecture: or ☐ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: **1906-1947, with significant dates based on building construction 1906, 1907, 1908, 1909, 1910, 1911, 1912, and 1913**

The subject property represents the post-earthquake redevelopment of 6th Street with low-budget, high density, SRO residential hotels that occurred between 1906 and 1913. Based on age and building type, the subject property appears to meet the historic context of the potential district, which would make it eligible for inclusion on the National and California Register as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1907 as a residential hotel (The Kensington), is associated with important patterns in local history, the post-earthquake and fire redevelopment this portion of SOMA with high-density, residential hotels.

Sanborn map information provided by the project sponsor indicates that the existing building represents the second wave of development on the subject property. The 1899 Sanborn map shows the subject property developed with three-story, wood frame building used as a lodginghouse. The surrounding neighborhood at that time appears to have been largely built out with low-rise commercial and residential buildings.

The subject property, as well as properties on the surrounding blocks, was destroyed in 1906 with the SoMa area being especially hard hit by the quake and subsequent fires.[1] For a variety of reasons, including economic insecurity following the tragedy, difficulty resolving insurance claims, and uncertainty regarding the required materials for reconstructed buildings, the SoMa reconstruction lagged behind the rest of the City.[2] Building Permit records indicate that the existing building was constructed in 1907, by Collman Bros. contractor based on a design by architects P. [Perseo] Righetti and H. K[uhl] for stores and lodging house.

Redevelopment of the subject property in 1907 as a lodging house is consistent with other properties in the immediate vicinity. In the survey documentation, the district is found eligible for the National Register of Historic Places at the local level of significance under Criterion A, patterns of events, as the last surviving sizable group of the very low-budget, SRO densely packed residential hotels built south of Market Street after the 1906 earthquake and fire.

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[1] Page & Turnbull, *South of Market Area Historic Context Statement*, February 23, 2007, pg. 42.

[2] Ibid.

Based on its date of construction and building type, the subject property appears to be associated with significant events related to post-earthquake reconstruction in the SoMa and is eligible under criterion 1 as a contributor to the potential National and California Register-eligible historic district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

It does not appear that the subject property is associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property is a three-story, wood-frame building that extends to the lot lines. The building has a flat roof, wood shiplap-clad exterior, four angled bay windows, and slight projecting cornice. Fenestration on the front façade consists of aluminum one-over-one, single-hung windows. The ground floor has been blocked over pending construction but there are several contemporary storefronts and a metal roll-up door for automobile access.

A simple vernacular residential-over-commercial building, the subject property does not embody distinctive characteristics of a type, period, region, or method of construction, or possess artistic value. Nor does it represent the work of a master or possess high artistic value. While the age, overall massing, and construction type does relate the building to the historic context of the potential California Register-eligible Sixth Street Lodginghouse Historic District, this district has not been found eligible under Criterion 3. There is nothing unique about this building that would make it eligible under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

---

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Although the property's setting has been compromised by adjacent construction outside the period of significance for the potential historic district and by insensitive façade alterations, the property has retained all other aspects of historic integrity and continues to convey its historical significance.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present *(Go to 6 below.)*   ☒ Historical Resource Present *(Continue to 4.)*

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. *(Continue to 5 if the project is an alteration.)*

☐ The project is a significant impact as proposed. *(Continue to 5 if the project is an alteration.)*

As proposed, the project entails construction of a one-story and roof deck vertical addition on existing three-story building and new ground floor storefronts.

Work on the front façade is generally limited to the ground floor where there have been previous alterations. Existing features to be removed appear to be contemporary (garage doors, storefronts, and windows). The exterior wood shiplap siding and existing windows on upper floors will be retained. The proposed alterations will not destroy significant character-defining features of the façade. New features will be differentiated from the old while maintaining the scale, proportions, and details appropriate to the historic building.

The vertical addition will consist of a one-story, flat-roofed structure and elevator and stair penthouse to access the new roof deck. The new construction will be clad in wood siding to match existing building and will have simple, compatible details. New construction will be setback 11 feet from the front façade of the existing building to minimize visibility and reduce the overall massing of the addition. That portion of the new construction that is visible from the street is clearly differentiated from the historic building while still maintaining a material palette and character that is compatible. Overall, it appears that the size, shape, height, and materials of the proposed vertical addition are generally in conformance with the *Standards* and as such will not materially impair the historic character of the existing building.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Not applicable.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The subject property lies within an area identified as a potential historic district. The Sixth Street Lodginghouse Historic District is characterized by residential-over-commercial building types that are:

> three or four stories tall…Ground floors are commercial, with minimal entrances to the single-room units above. Most of the buildings are clad in brick; they have deep window reveals and cornice designs borrowed from the classical vocabulary. Ornamentation is usually minimal. Residential entries are inconspicuous, lobbies almost nonexistent. The buildings were designed with differentiated bases to allow for the normal changes to storefronts.[3]

The proposed new addition will result in a building that is generally compatible in massing and scale with similar buildings in the district. The new construction will be clearly differentiated from the existing building and will have a setback from the front building wall of the existing building to further differentiate new and old and to minimize visibility of the addition. Massing of the new addition will not overwhelm the existing building. As proposed, the proposed project is not anticipated to result in an adverse effect to off-site historical resources or the potential historic district.

SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 4-22-2011

Tina Tam, *Senior Preservation Planner*

cc: Linda Avery, *Recording Secretary,* Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\226 6th\Historic Resource Evaluation Report.doc

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[3] Bloomfield, Anne. "Sixth Street Lodginghouse Historic District" District Record (DPR 532D), August 1, 1997 with update by San Francisco Planning Department (N. Moses Corrette), October, 2010.

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Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in.	☑ previously provided	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☑ previously provided	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑ "	"
Fee	☑ "	"
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑ previously	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☑
Additional studies (list)	☐	☑

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent):
Date: 6/5/11
(For Staff Use Only) Case No. 2011.0936E
Address: 4388 17th Street
Block/Lot: 2646/026

v.8.9.2010

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PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner Jose Troncoso/Carl Schreier Telephone No. (415) 621-5039

Address 4388 17th Street Fax. No. (415) 621-5039

SF, CA 94114 Email cs@homesteadpublishing.net

Project Contact Carl Schreier Telephone No. (415) 621-5039

Company Fax No. (415) 621-5039

Address Email cs@homesteadpublishing.net

Site Information

Site Address(es): 4388 17th Street

Nearest Cross Street(s) Temple

Block(s)/Lot(s) 2646/026 Zoning District(s) Corona Heights Corbett Neighborhood Association

Site Square Footage Height/Bulk District

Present or previous site use

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☒ Other (describe) 2nd level living Estimated Cost $90K

Describe proposed use Single family Residence

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement.* has been submitted	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.**	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	X 1085	X	885	1970
Retail				
Office				
Industrial				
Parking	2	2		
Other (specify use)				
Total GSF	2188	X	NA	2188
Dwelling units	1	1		
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings	1	1		
Height of building(s)	22'	22'	8'	30'
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1 12-09-2011

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	November 17, 2011
Case No.:	**2011.0936E**
Project Address:	4388 17th Street
Zoning:	RH-2 (Residential, House, Two-Family) District 40-X Height and Bulk District
Block/Lot:	2646/026
Date of Review:	November 17, 2011 (Part 1)
Staff Contact:	Monica Pereira (Environmental Planner) (415) 575-9024 monica.pereira@sfgov.org Michael Smith (Preservation Planner) (415) 558-6322 michael.e.smith@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

4388 17th Street is a mid-block lot located on the north side of the 17th Street between Temple and Ord Streets in the Corona Heights portion of the Upper Market neighborhood. The property measures 25 feet in width, 87.5 feet in depth, and is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed in 1925 according to Assessor's records. The building is one-story over basement with a rectangular plan and is built to the front property line. The building was constructed by the Meyer's Brothers for Axel and Emelia Lahde in the Mediterranean Revival style. It is assumed that the building's design was taken from Sears and Roebuck since the Meyers Brothers commonly took their designs from these catalogs adding their own modifications.

The building's primary elevation is its south facing elevation. The east and west side elevations are not visible between the adjacent buildings but are covered in wood siding. The building's primary elevation is composed of two structural bays. At the ground floor the primary structural bay features a paneled wood garage door recessed within a decorative arched opening. Within the recess and perpendicular to the street is a service entry door. The secondary structural bay at the ground floor, located to the left of the primary structural bay, is occupied by open terrazzo stairs behind a decorative iron gate that lead to a second floor entry. At the second floor the primary structural bay features a wide, rounded bay window that is centered over the garage entry below. The bay features five casement windows with decorative wood half columns between the windows that connect to a band of wood trim above and below the windows. There is another band of wood trim at the floor level of the bay window. A recessed entry porch with an arched opening occupies the secondary structural bay at the second floor. The entry door is perpendicular to the street within the entry alcove. The building is finished in stucco and has a flat roof that is topped with decorative wood fascia around the edge.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1925).

Neighborhood Context and Description

4388 17th Street is located in a primarily residential area. The neighborhood has an eclectic mixture of single family and multi-family homes, with classic Victorian homes juxtaposed next to mid-century boxes and minimalist modern construction. The subject block is fairly long and comprised of mid-century boxes at its east end and turn of the century Victorian era buildings with gabled roofs at its western end. The buildings have varying degrees of historic integrity and do not appear to have enough cohesion to be a district. It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

The Corona Heights neighborhood stretches between Buena Vista Park and Eureka Valley and is roughly bounded by Roosevelt to the north, Clayton to the west, Market St. to the south and Castro street to the east. It is unclear whether Corona Heights was located within the boundary of Rancho de San Miguel at its northern edge. The northern edge of the rancho has historically been Eureka Valley which is directly south of the subject property. It is believed that because the area was sandy and steeply sloped thus unsuited to agriculture that it was largely bypassed during the Spanish-Mexican land grant periods.

In 1899, excavation began on the hill to make way for the Gray Brothers Quarry and brick factory owned by George and Harry Gray. The Gray Brothers also owned quarries on Telegraph Hill and at the southern edge of Noe Valley. Many of the streets within Corona Heights were cut out of the large hill that once encompassed all of Buena Vista Park and extended all the way down to Market Street. The quarry had removed tons of rock and produced tens of thousands of bricks, creating a blasted landscape. Because of the quarry, streets had been cut out of the rock for transport vehicle access and from the general quarrying done to the area. This made the location prime real estate for people who began to build their homes on the streets cut into the hill after the quarry ended in 1915. Corona Heights Park now sits where the quarry and brick factory used to be.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided by the project sponsor, Carl Schrier, and found in the Planning Department, Preservation staff finds that the subject building is not eligible for inclusion on the California Register individually and is not located within a potentially eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

4388 17th Street was constructed in 1925. The Corona Heights neighborhood is a sub-neighborhood of the Upper Market neighborhood which is comprised of several smaller neighborhoods. As a result of being such a small residential enclave there is little information available about its development. A visual analysis of the neighborhood reveals that it developed over many decades as the removal of the quarry in 1915 opened up a lot of land to development. This prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City. Additional research has not revealed that any significant events occurred on the property, thus the building is not eligible for listing on the California Register under this Criterion. It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the subject property is not eligible under this Criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Records indicate that Axel and Emelia Lahde were the original owners of the property in 1925. They rented out the property then sold it to Kathryn Ward in 1926. The property had seven

different owners after Ms. Ward until it was sold to Margie Tatum who owned the property for 46 years until it went into probate in 2007. The current owners purchased the property from probate court in 2010. Records show that none of the property owners or tenants of the building are important to the local, regional or national past.

Therefore, 4388 17th Street is not eligible under Criterion 2.

Criterion 3: **Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**
4388 17th Street was constructed in 1925 as a row house with Mediterranean Revival detailing. The building was constructed quickly by the Meyer's Brothers who were known for constructing inexpensive buildings often using house plans from Sears and Roebuck catalogs and modifying them for originality. It is unknown whom Sears and Roebuck employed to design the plans for the subject building. Because the building was constructed as modest housing it does not exhibit high artistic values or distinct characteristics. The Meyer's Brothers were prolific residential developers in the western portion of the City but they did not have a lasting impact on residential construction locally. Meyer Brothers dissolved in 1942 when the government halted residential construction in response to the Second World War. Thus the property is not individually eligible for listing under Criterion 3.

There are a variety of residential building types and architectural styles located within the area, including late 19th-century and early to mid-20th-century houses, flats, and apartments, which result in a generally mixed architectural character. The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district. It is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

Criterion 4: **Property yields, or may be likely to yield, information important in prehistory or history.**
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 4388 17th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 4388 17th Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 12-6-2011
Tina Tam, *Senior Preservation Planner*

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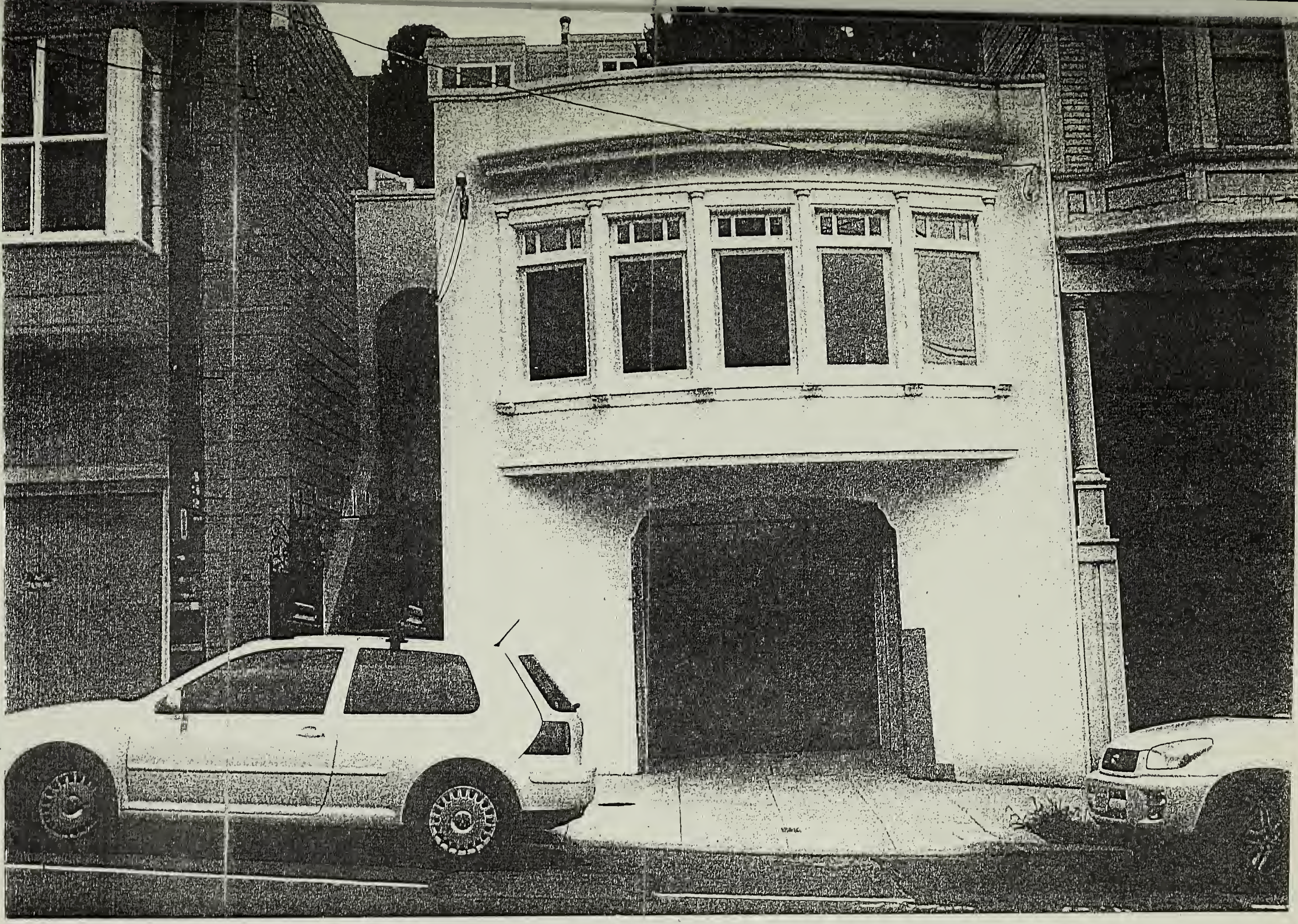
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
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SEP 22 2011
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MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham @sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☑	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☑	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☑	
Fee	☑	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☑	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☑
Tree Disclosure Statement, as indicated in Part 3 Question 4	☑	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☑
Additional studies (list)	☐	☑

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Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signed (owner or agent): ______
Date: 16 Sept 2011
(For Staff Use Only) Case No. 2011.1171E
Address: 190 Edgewood Ave
Block/Lot: 2642 / 038

v.8.9.2010

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Jason & Sarah Jones	Telephone No.	415-504-7233
Address	190 Edgewood Ave San Francisco 94117	Fax. No.	
		Email	gojita@gmail.com
Project Contact	Bill Hansell	Telephone No.	415.378.9064
Company	Hansell Design	Fax No.	
Address	667 Appleberry Dr San Rafael, CA 94903	Email	bill@hanselldesign.com

Site Information

Site Address(es): 190 Edgewood Ave

Nearest Cross Street(s) Belmont Ave

Block(s)/Lot(s) 2642/038 Zoning District(s) RH-1 (D)

Site Square Footage 5,532 sf Height/Bulk District 40-X

Present or previous site use Single Family Residence

Community Plan Area (if any)

Project Description - please check all that apply

☑ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) Estimated Cost $400,000

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.

Provide additional living space in an existing three story single family residence. Add one bedroom, one bathroom, children's playroom, and relocate garage for better access. Match new exterior finishes to existing finishes.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a *Supplemental Information Form for Historical Resource Evaluation*. Instructions on how to fill out the form are outlined in the *San Francisco Preservation Bulletin No. 16* (see pages 28-34 in Appendix B).	☐	☑
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☑
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? __________ What type of foundation would be used (if known)? __________	☐	☑
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☑
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a *Tree Disclosure Statement*.	☑	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☑
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and **should be submitted at the Planning Information Center**, 1660 Mission Street, First Floor.	☐	☑
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☑
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☑
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☑
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☑
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☑

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	4,064 sf	4006 sf	891 sf	4897 sf
Retail	—	—	—	—
Office	—	—	—	—
Industrial	—	—	—	—
Parking	312 sf	0 sf	314 sf	314 sf
Other (specify use)				
Total GSF	4,376 sf	4006 sf	1205 sf	5211 sf
Dwelling units	1	1	0	1
Hotel rooms	—	—	—	—
Parking spaces	1	1	0	1
Loading spaces	—	—	—	—
Number of buildings	1	1	0	1
Height of building(s)	30' (Roof Peak)	30'	—	30'
Number of stories	3	3	—	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Class 1 (e)(1) Additions to existing structures that do not result in an increase of more than 50% of the floor area or 2,500 sq. ft.

12/12/11

Approved Shelley Caltagirone

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Environmental Planner: Brett Bollinger
(415) 575-9071
brett.bollinger@sfgov.org
Preservation Planner: Shelley Caltagirone
(415) 558-6625
shelley.caltagirone@sfgov.org
Project Address: **190 Edgewood Avenue**
Block/Lot: 2642/038
Case No.: **2011.1171E**
Date of Review: November 30, 2011

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located near Belmont Avenue on the east side of Edgewood Avenue in the upper Cole Valley/Parnassus Heights neighborhood. The single-family residence is located in a RH-1(D) (Residential, House, Single-Family, Detached) Zoning District and a 40-X Height and Bulk District.

The building was constructed in 1909 in the First Bay Region style by J. Johnson. The two-story-over-basement single-family residence is wood-framed with a generally rectangular plan and capped by a hipped, asphalt-shingled roof. The building is clad in wood shingles. The building was substantially remodeled in 2005 when a three-story horizontal addition was built at south wall and the hipped roof was raised. The windows at the front façade have also been replaced over time. At some point after 1976, perhaps during the 2005 renovation, the front façade design was slightly altered with the addition of a hipped roof over the first floor projecting bay, the extension of the second floor projecting bays into the roof overhang, and the addition of a beltcourse with a swooped edge between the two upper floors with a new shingle pattern at the lower level.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is listed on the Planning Department 1976 Architectural Survey with a rating of 1 on a scale of -2 to 5. The property is considered a Category B property (Requires Further Consultation and Review) for the purposes of the California Environmental Quality Act (CEQA).

Neighborhood Context and Description

190 Edgewood Avenue is located in the upper Cole Valley/Parnassus Heights neighborhood. Edgewood Avenue is a dead-end road that runs vertically to the UCSF campus and Mount Sutro. The immediate area consists of single-family detached homes on large lots. There is a consistent pattern of garage structures located at the sidewalk next to large landscaped properties on both sides of the street. While the neighborhood displays consistency in terms of large single-family detached homes, the construction dates and architectural styles vary. There are many homes constructed in the First Bay Tradition near the

intersection of Edgewood and Belmont Avenues constructed circa 1904-1910, as well as several homes constructed in between 1919–1930, with a few homes constructed in the 1950's interspersed throughout the street. The immediate blocks surrounding the site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	*Historic District/Context*
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Research discussed below indicates that the building does not appear eligible for listing on the California Register of Historical Resources and cannot be considered a historic resource per the CEQA Guidelines either as an individual resource or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property does not appear eligible for listing individually or as a contributor to a historic district under Criterion 1 (events). To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. As discussed above, there are several pockets of homes that were constructed around the same time period in a similar style; however, the area contains a variety of other residential buildings that have been constructed over a broad time period. There does not appear to be any relationship to a specific pattern of development in the neighborhood to constitute a California Register-eligible historic district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research does not indicate that 190 Edgewood Avenue is associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
According to the "Edwards Abstracts From Records", 190 Edgewood was built by J. Johnson, who is not referred to the Planning Department's listing of significant local architects or builders. Therefore, the building does not appear to be eligible for listing as the work of a master. Neither does the building possess high artistic values as it is a common example of the First Bay Tradition style with no distinguishing features. Lastly, the building is a relative modest example of its type, period, region and method of construction. It has also been altered over time and does not purely reflect it original appearance. As such, 190 Edgewood Avenue does not appear to be eligible for the California Register of Historical Resources.

190 Edgewood Avenue does not appear to contribute to a potential California Register-eligible historic district. The area in the immediate vicinity does not contain a significant concentration of historically or aesthetically unified buildings. As discussed above, the area contains a variety of residential buildings that have been constructed over a broad time period. The variety of building dates and styles do not relate cohesively as a historic district. While there is uniformity of building materials and details, the siting of homes, and general neighborhood character, these features themselves do not make the neighborhood significant under the California Register. There are many buildings that are constructed in the First Bay Tradition, but they do not exhibit sufficient characteristics to rise to the level of being eligible under Criterion 3 of the California Register. As such, it does not appear that a potential California Register-eligible historic district exists in the neighborhood.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The property is not associated with any period of significance; therefore a discussion of historical integrity is not applicable.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The property has not been found to be historically significant; therefore a discussion of character-defining features is not applicable.

CEQA Historic Resource Determination

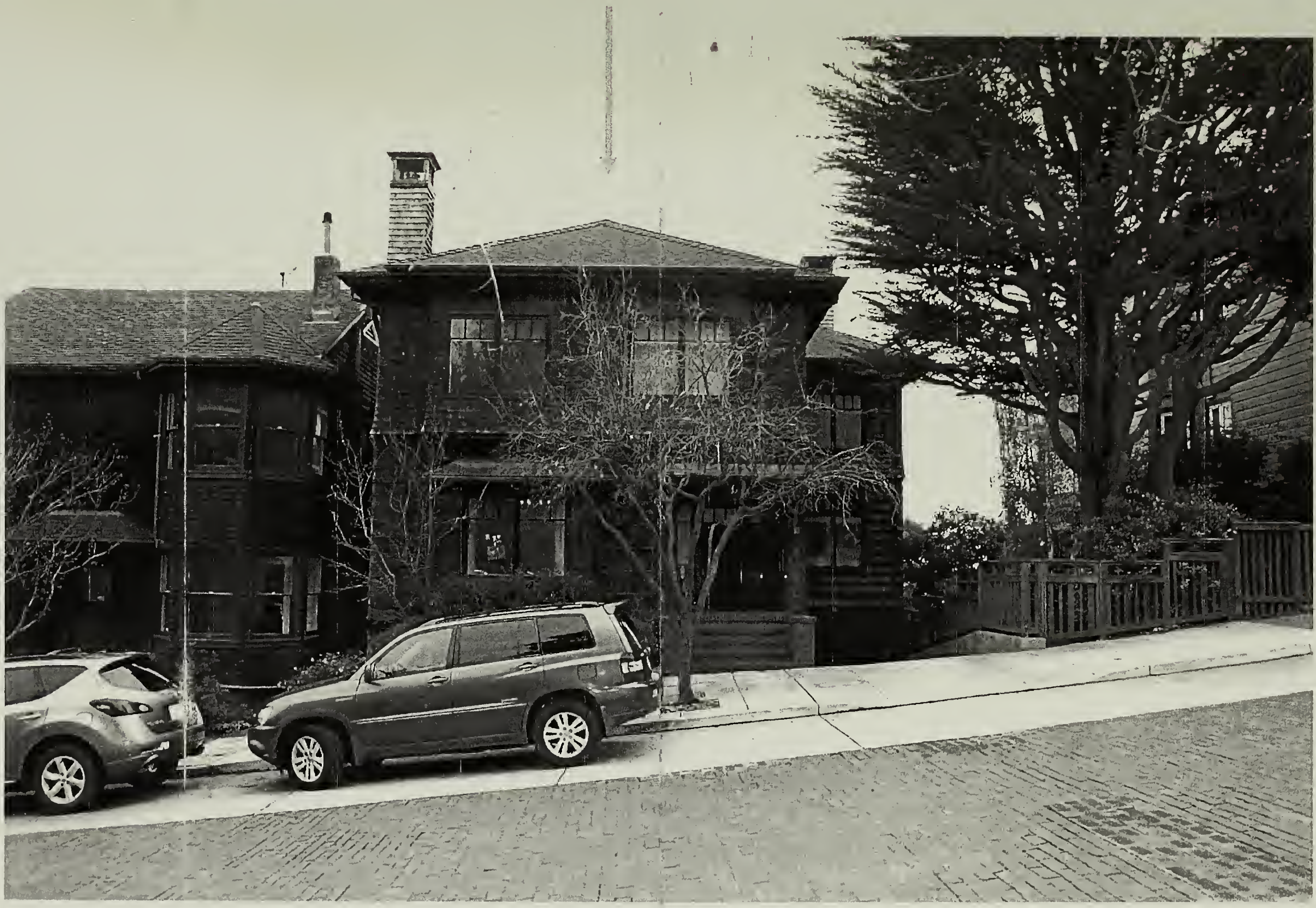
☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 12-12-2011
Tina Tam, *Senior Preservation Planner*

Subject Property



hanselldesign
16 Sept 2011

Elevation: West
Existing

190 Edgewood Ave

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2010.0101E
Project Title:	**658-666 Shotwell Street**
Zoning:	RH-3 (Residential, House, Three-Family), 40-X Height and Bulk District
Block/Lot:	3611/062
Lot Size:	9,186 square feet
Project Sponsor:	Larry Mateo, Morning Star Residence (415) 279-1366
Planning Dept. Reviewer:	Richard Sucré (415) 575-9108 | richard.sucre@sfgov.org

PROJECT DESCRIPTION:

The proposed project consists of construction of a new, two-story, three-bedroom, single-family residence on the same lot as the two existing multi-unit residential care buildings addressed at 658 and 666 Shotwell Street. The subject property is located on a block bounded by Shotwell Street, 20th Street and South Van Ness Avenue in the Mission District neighborhood. The new residence would serve as the home for the operators of existing facility, known as the Morning Star Residential Care Facility. The new residence would be sited within the front yard of the existing property at 666 Shotwell Street. The new residence would align with the two adjacent buildings at 658 and 670 Shotwell Streets, and is designed as a two-story building on top of the site's steeply sloped topography. The new residence would draw from the architectural character of the surrounding buildings in a simplified manner, and would feature access directly from Shotwell Street. A new site wall would be constructed between the front yard and street.

EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(a)]

REMARKS:

See reverse side.

GOVERNMENT
DOCUMENTS DEPT
DEC 27 2011
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PUBLIC LIBRARY

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
Environmental Review Officer

December 19, 2011
Date

cc: Larry Mateo, Morning Star Residence; Historic Preservation Distribution List; Virna Byrd, Bulletin Board and Master Decision File; Exemption/Exclusion File, Supervisor David Campos, District 9

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the buildings located on the project site are historical resources, because they appear individually eligible for listing in the California Register of Historical Resource and are part of a historic district eligible for listing in the National Register of Historic Places. The existing buildings on the project site were constructed circa 1887 and were assigned a California Historic Resource Status Codes of "3D" and "3CS" in a qualified historic resource survey, which makes them a "Category A.2" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category A properties are considered historical resources for the purposes of CEQA. As described in the Historic Resource Evaluation Response (HRER) Memorandum[1] (See Attached), 658 and 666 Shotwell Street are individually eligible for inclusion in the California Register and are contributing resources to the National Register-eligible Central Mission Shotwell Street Historic District under Criterion 3 (Architecture). The two buildings are significant as early examples of an Italianate style two-family dwelling and as a Colonial Revival style single-family dwelling, respectively. Furthermore, both buildings contribute to the potential Central Mission Shotwell Street Historic District, which is significant under California Register Criterion 3 (Architecture) for the high concentration of Victorian-era (1860-1900) residences located along Shotwell Street between 20th and 25th Streets.

658 and 666 Shotwell Street are two buildings located on the same parcel (APN 3611 062) that were constructed circa 1887, as noted by historic photographs.[2] 658 Shotwell Street (also addressed as 620 Shotwell Street in 1900) is located towards the front of the parcel facing Shotwell Street, and is a two-story, wood-frame residence designed in the Colonial Revival architectural style. 666 Shotwell Street (also addressed as 622 Shotwell Street in 1900) is located towards the rear of the subject lot, and is a two-story, wood-frame residence designed in the Italianate architectural style. The two residences are connected by an L-shaped rear addition, which appears to have been constructed after 1998.[3] Notable historic features of the two residences include: horizontal wood siding, bay windows (one-story slanted bay on 658 Shotwell Street and a two-story rectangular bay on 666 Shotwell Street), prominent cornice lines, and Victorian-era architectural ornamentation (such as quoins, scrollwork, and curved brackets). Due to the location of 666 Shotwell Street, a large front yard is created between 658 Shotwell Street and the adjacent property at 670 Shotwell Street. All properties on this side of Shotwell Street are setback from Shotwell Street and form elevated front yards.

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[1] Richard Sucré, Historic Preservation Technical Specialist, San Francisco Planning Department, *Historic Resource Evaluation Response: Palega Recreation Center* (December 2, 2011 - Revised).

[2] Spring Valley Water Company records denote that the two residences first received service starting in 1899. See Tecta Associates, *Historical Resource Evaluation for #658-664-666 Shotwell Street-San Francisco* (no date; received by San Francisco Planning Department April 30, 2010).

[3] As noted in the 1998 Sanborn Fire Insurance Maps, this rear addition appeared as a one-and-one-half-story rear garage, which was not connected to either 658 or 666 Shotwell Street. 658 Shotwell Street had a series of one-story rear additions.

The character-defining features of 658 Shotwell Street include: two-story massing; corner quoins; one-story slanted bay window; scrollwork; porch; wood-sash windows; wood siding; brackets; cornice; hip roof; and front yard setback.

The character-defining features of 666 Shotwell Street include: two-story massing; wood siding; two-story rectilinear bay window; wood-sash windows; window and door surrounds; scrollwork; entry doors and transom windows; bracket; false front parapet; cornice; brick site wall; and deep front yard.

The character-defining features of the National Register-eligible Central Mission Shotwell Street Historic District include: common front setback and façade alignment; street width; elevated main floor level (either constructed over a built understory or on a hill defined by a retaining wall above the street); prominent straight-run front entry stairs leading directly to the main entrance; retaining walls along the sidewalk or front yard; cast iron fences and gates; horizontal wood siding and ornamental wood trim; two- to-three-story massing (typically elevated above grade); asymmetrical composition; covered porches, recessed entries, and bracketed canopies; bay windows; wood-sash double-hung or picture windows; prominent roof cornice lines and projecting eaves; and Victorian-era ornamentation (broad eaves, soffits, scroll sawn brackets, paneled fascia boards, cornices, bracketed or pedimented openings, carved panels, incised ornament, carved or fluted architraves, and columns).[4]

The proposed project involves the construction of a new, two-story, three-bedroom, single-family residence on the same lot as the two existing multi-unit residential care buildings addressed at 658 and 666 Shotwell Street.[5] The new residence would serve as the home for the operators of existing facility, known as the Morning Star Residential Care Facility. The new residence would be sited within the front yard of the existing property at 666 Shotwell Street. The new residence would align with the two adjacent buildings at 658 and 670 Shotwell Streets, and is designed as a two-story building on top of the site's steeply sloped topography. The new residence would draw from the architectural character of the surrounding buildings in a simplified manner, and would feature access directly from Shotwell Street. A new retaining wall would be constructed between the front yard and street.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's *Standards*). It was determined that the proposed project would be consistent with the Secretary's *Standards* for the following reasons:

- The proposed project would retain the existing property's use as a residential care facility, and would maintain the area's residential character. The new construction would introduce a new residence into the historic district, which is consistent with the historic uses found within the Central Mission Shotwell Street Historic District.
- The proposed project would retain the historic character of the existing properties, as well as their eligibility for listing in the California Register of Historical Resources. The

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[4] Carey & Company, *658-666 Shotwell Street Historic Resource Evaluation and Project Analysis for adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties* (March 29, 2010).

[5] The proposed project is depicted in architectural drawings provided by C. Steven Swason, Architect, revised October 17, 2011.

exterior character-defining features of the two residences at 658 and 666 Shotwell Street would be retained and preserved, including the two-story massing, wood-sash windows, wood siding, and Victorian-era ornamentation.

- No conjectural features would be added as part of the proposed project.
- New construction is compatible with the existing historic buildings and the surrounding historic district, and is clearly differentiated from the existing building. The new single-family residence would not severely interfere with the visibility of the surrounding historic buildings, and would draw from the architectural vocabulary of the surrounding residences.
- New construction would not affect the overall historic integrity of the property, and may be removed in the future.

The proposed project would construct a new single-family residence that would measure approximately 1,218 sq. ft. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for one single-family residence in a residential zone. Therefore, the proposed addition would be exempt under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15303(a), or Class 3, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Rich Sucré (415) 575-9108 richard.sucre@sfgov.org
Project Address:	**656-666 Shotwell Street**
Block/Lot:	3611/062
Case No.:	**2010.0101E**
Date of Review:	June 6, 2011 (Part I and II); December 2, 2011 (Revised)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

658 and 666 Shotwell Street are two buildings located on the same parcel (APN 3611 062) that were constructed circa 1887, as noted by historic photographs.[1] 658 Shotwell Street (also addressed as 620 Shotwell Street in 1900) is located towards the front of the parcel facing Shotwell Street, and is a two-story, wood-frame residence designed in the Colonial Revival architectural style. 666 Shotwell Street (also addressed as 622 Shotwell Street in 1900) is located towards the rear of the subject lot, and is a two-story, wood-frame residence designed in the Italianate architectural style. The two residences are connected by an L-shaped rear addition, which appears to have been constructed after 1998.[2] Notable historic features of the two residences include: horizontal wood siding, bay windows (one-story slanted bay on 658 Shotwell Street and a two-story rectangular bay on 666 Shotwell Street), prominent cornice lines, and Victorian-era architectural ornamentation (such as quoins, scrollwork, and curved brackets). Due to the location of 666 Shotwell Street, a large front yard is created between 658 Shotwell Street and the adjacent property at 670 Shotwell Street. All properties on this side of Shotwell Street are setback from Shotwell Street and form elevated front yards.

The subject property is located on a large rectangular-shaped lot measuring 75 ft x 122.5 ft on the west side of Shotwell Street between 20th and 21st Streets in the Mission District. The property is located within RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

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[1] Spring Valley Water Company records denote that the two residences first received service starting in 1899. See Tecta Associates, *Historical Resource Evaluation for #658-664-666 Shotwell Street-San Francisco* (no date; received by San Francisco Planning Department April 30, 2010).

[2] As noted in the 1998 Sanborn Fire Insurance Maps, this rear addition appeared as a one-and-one-half-story rear garage, which was not connected to either 658 or 666 Shotwell Street. 658 Shotwell Street had a series of one-story rear additions.

PRE-EXISTING HISTORIC RATING / SURVEY

The two existing buildings, 658 and 666 Shotwell Street, on the subject property are not currently listed in any local, state or national historical register. They were surveyed as part of the recently adopted South Mission Historic Resource Survey, which is a qualified historic resource survey as defined by the California Environmental Quality Act (CEQA). Based upon this survey, the two buildings were determined to be individually-eligible for the California Register of Historical Resources (California Register) and are contributing resources to the National Register-eligible Central Mission Shotwell Street Historic District. 658 and 666 Shotwell Street were preliminarily assigned a California Historic Resource Status Code (CHRSC) of "3D" and "3CS," which determined these two buildings as:

- ☐ 3CS – Appears eligible for CR as an individual property through survey evaluation
- ☐ 3D - Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, properties with a CHRSC of "3" are considered "Category A.2" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along Shotwell Street consists largely of two- and three-story single-family and multi-family residential properties. Predominant architectural styles in this area date from the Victorian-era and include variations of Greek Revival, National, Italianate, and Stick-Eastlake.

The two existing buildings are listed as contributing resources to the National Register-eligible Central Mission Shotwell Street Historic District. As noted in the South Mission Historic Resources Survey documentation, this eligible historic district is described as follows:

> This north-south linear area in the central Mission District resembles an "ideal" Victorian-era suburban neighborhood: a corridor of mostly high-style architecture and detached, single-family dwellings for the 19th-century middle classes. Located between very early streetcar lines on Howard (South Van Ness Avenue) and Folsom Streets, the area developed as one of the Mission's early, prototypical residential neighborhoods.
>
> This historic district, comprised of 134 contributors and 182 total properties, contains significant concentrations of some of the oldest extant properties in the Mission District, as well as some of the area's finest architectural examples. Here may be found extraordinarily well-preserved buildings that date to the mid- 1860s, including largely unaltered Greek Revival and "National" style folk residences, as well as extremely early Italianate style dwellings. In addition, the district includes grand townhomes, flats and residences from the early 1870s through the turn of the century. Shotwell Street, one of San Francisco's most representative and best-preserved 19th-century streetscapes, serves as the north south spine of the district. The district also includes remnants of the famed

"mansion row" along South Van Ness Avenue, formerly prestigious Howard Street, and portions of Folsom Street. (Pages 1-2)

Highlights of the historic district include the block bounded by South Van Ness Avenue and Shotwell, 20th, and 21st Streets, which is one of the best-preserved historic blocks in the southern Mission District. The Shotwell Street segment features Greek Revival-style and Italianate-style residences, generously set back from the street on their lots, and dating from the mid-to-late 1860s. The South Van Ness Avenue (Howard Street) portion likewise includes 1860s Italianate style buildings, as well as several outstanding residences including the John Coop home at 959 South Van Ness—one of San Francisco's most dramatic Queen Anne-style mansions. Further south along Shotwell Street between 21st and 22nd Streets are more examples of Greek Revival-style dwellings, mirrored rows of Italianate-style townhouses with angled bays, flat-front Italianate-style residences, and a very rare example of an L-shaped one-story Italianate-style cottage. Another highlight of this district includes seven single-family dwellings designed in early Italianate styles (ca. 1875) located on the west side of Folsom Street south of 25th Street. Five of the houses are flat-front designs and two feature angled bay windows running full height to the cornice. This grouping is distinguished by a shared development history, architectural cohesion and remarkable state of preservation. Several buildings appear to retain their original site walls and iron fencing, and none have garage additions to their front facades. (Pages 3-4)

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register criteria, staff finds that the two subject buildings (658 and 666 Shotwell Street) are eligible for inclusion in the California Register as contributing resources to the National Register-eligible Central Mission Shotwell Street Historic District and as individual historic resources.

658 and 666 Shotwell Street are individually significant under California Register Criterion 3 (Architecture) as examples of the distinctive characteristics of a type and period. Specifically, 658 Shotwell Street is significant as an early example of a Colonial Revival style single-family residence, while 666 Shotwell Street is significant as an early example of an Italianate style two-family residence in San Francisco. The period of significance of the buildings ranges from 1887 (approximate date of construction) to 1905 (pre-1906 Earthquake and Fire).

The National Register-eligible Central Mission Shotwell Street Historic District is significant under California Register Criterion 3 (Architecture) at the national level as an example of the distinctive characteristics of a type and period, and as an area that possesses high artistic values. Specifically, this potential historic district is significant for the high concentration of mid-to-late nineteenth-century residences that were designed mostly in high-style, Victorian-era architectural styles, including the Italianate, Greek Revival, National, and Stick-Eastlake architectural styles. The National Register-eligible Central Mission Shotwell Street Historic District includes 182 total properties, of which 132 are contributing resources and 50 are non-contributing resources. The period of significance of the National Register-eligible historic district ranges from 1865 (earliest date of construction) to 1905 (pre-1906 Earthquake and Fire).

To assist in the evaluation of the buildings, the Project Sponsor has submitted three consultant reports:

- Tecta Associates, *Historic Resource Evaluation for #658-664-666 Shotwell Street, San Francisco* (no date; received by San Francisco Planning Department on April 30, 2010);
- Carey & Co, Inc., *658-666 Shotwell Street, Consistency Analysis, The Secretary of the Interior's Standards for the Treatment of Historic Properties* (November 9, 2010); and
- Carey & Co., Inc., *658-666 Shotwell Street, Historic Resource Evaluation and Project Analysis for adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties* (March 29, 2010)

Staff has reviewed these documents and concurs in part with the findings and analysis. The analysis provided in the consultant reports are based upon an older design of the project; therefore, the consultant analysis is not relevant (See Part II. Project Evaluation).

Included is an evaluation of the two subject buildings (658 and 666 Shotwell Street), which are eligible for the California Register of Historical Resources, based on the following criteria:

Criterion 1 - Event:	☐ Yes	☒ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☒ Yes	☐ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		
Period(s) of Significance:	1887 to 1905 (Individual); 1865 – 1905 (District)		

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

As noted by historic photographs, the two buildings at 658 and 666 Shotwell Street were likely constructed in 1887. Originally, 658 Shotwell Street was addressed as 620 Shotwell Street (APN 3611 042), and was constructed as a single-family residence; while 666 Shotwell Street was addressed as 622 Shotwell Street (APN 3611 043) and was constructed as a two-family apartment flat. According to the 1900 Sanborn Fire Insurance Map, 658 Shotwell Street was noted as a two-story, apartment flat with a small one-story rear shed, while 658 Shotwell Street was noted as a two-story single-family dwelling with a one-story rear porch and a large one-story shed. By 1914, the Sanborn Fire Insurance Maps show that a rear porch had been constructed on 666 Shotwell Street, and two one-story rear additions had been constructed on 658 Shotwell Street. In 1950, the two buildings appear in the same configuration and condition as noted in the 1914 Sanborn Fire Insurance Map.

658 Shotwell Street was likely used as a rental property for most of its history. As recorded in the 1880 census, the original resident of this property was likely Charles Neuman, a produce merchant. Subsequent owners of 658 Shotwell Street include: Eliza Theuerkauf (1894), A.D. Theuerkauf (1901), William F. Garms (1906), Jonathan H. Pein and William F. Garms (1909), Charles Frederick Lurnmann (1914), Eleanor Steinmann (1929), Christian and Andrea Anderson (1938), Primo Maffe (1951), C.C. and Anna Cassity (1952), and Therese Einfeld (1959), among others. None of these individuals appear to be historically significant at the local, state or national level.

666 Shotwell Street was likely used as a single-family residence for most of its history. As recorded in the 1880 census, the original owners were John and Luisa Kip. Subsequent owners of 666 Shotwell Street include: Edmund Bennington (1901), Henrietta E. Farwell (1906), Rosalie and Dennis Nogues (1909), Michael Daly (1920), Nora Daly (1936), Mary Steven (1936), City Title Insurance Co. (1940), Maria Refugio Padilla (1951), and Emma P. and Fernando Nava, among others. None of these individuals appear to be historically significant at the local, state or national level.

The two buildings were originally located on separate lots, but were merged together sometime between 1967 and 1972. During this time, the two properties were used as a rest home. Starting in 1966, Mary Help of Christians Rest Home resided in 658 and 666 Shotwell Street. They continued in this location until 1975, when Morning Star Residence Rest Home occupied the two buildings. Morning Star Residence Rest Home continues to operate the two buildings as a retirement home and elder care facility to the present day.

Based on the information provided in consultant reports, the subject buildings at 658 and 666 Shotwell Street are not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Records available at the San Francisco Public Library and Assessor/Recorder's office were consulted, and no persons of known historical significance appear to have been associated with the subject buildings; therefore, 658 and 666 Shotwell Street are not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

658 Shotwell Street is a two-story single-family dwelling, which is currently used as a residential care facility. The building is designed in a Colonial Revival architectural style and exemplifies the hallmarks of this architectural style, as evidenced by the corner quoins, slanted bay window, ornamental window surrounds and decorative swags.

666 Shotwell Street is a two-story, two-family dwelling, which is currently used as a residential care facility. The building is designed in an early Italianate architectural style and exemplifies the hallmarks of this architectural style, as evidenced by the false-front parapet, two-story rectilinear bay window, brackets, window surrounds, molding, and projecting cornice. Compared to other nearby properties, 666 Shotwell Street is further distinguished by its location on the subject lot, which is setback significantly from the street. For its entire history, this property has been defined by a large elevated front yard, which has also allowed for visibility of the south façade of 658 Shotwell Street.

Based on the information provided in consultant reports and survey data available at the Planning Department, the subject buildings at 658 and 666 Shotwell Street are individually eligible for inclusion in the California Register and as contributing resources to the National Register-eligible Central Mission Shotwell Street Historic District under Criterion 3 (Architecture). The two buildings are significant as early examples of an Italianate style two-family dwelling and as a Colonial Revival style single-family dwelling. Furthermore, both buildings contribute to the potential Central Mission Shotwell Street Historic District, which is significant under California Register Criterion 3 (Architecture) for the high concentration of Victorian-era (1860-1900) residences located along Shotwell Street between 20th and 25th Streets.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject buildings are not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject buildings are not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

658 and 666 Shotwell Street retain historic integrity and convey their significance as an early Colonial Revival and an early Italianate style residence, respectively. Few documented alterations have occurred to either property. Documented alterations include: bathroom modernization (1963 and 1965), sprinkler and fire alarm installation (1964), and a series of interior tenant improvements (1988-2009). Additionally, at some point, the two buildings were connected via a series of rear additions.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 658 Shotwell Street include:

- Two-story massing
- Corner quoins
- One-story slanted bay window
- Scrollwork
- Porch
- Wood-sash windows
- Wood siding
- Brackets
- Cornice
- Hip roof
- Front yard setback

The character-defining features of 666 Shotwell Street include:

- Two-story massing
- Wood siding
- Two-story rectilinear bay window
- Wood-sash windows
- Window and door surrounds
- Scrollwork
- Entry doors and transom windows
- Bracket
- False front parapet
- Cornice
- Brick site wall
- Deep front yard

As defined by the consultant reports and staff analysis, the character-defining features of the National Register-eligible Central Mission Shotwell Street Historic District include:

- Common front setback and façade alignment
- Street width
- Elevated main floor level (either constructed over a built understory or on a hill defined by a retaining wall above the street)
- Prominent straight-run front entry stairs leading directly to the main entrance
- Retaining walls along the sidewalk or front yard
- Cast iron fences and gates
- Horizontal wood siding and ornamental wood trim
- Two- to-three-story massing (typically elevated above grade)
- Asymmetrical composition
- Covered porches, recessed entries, and bracketed canopies
- Bay windows
- Wood-sash double-hung or picture windows
- Prominent roof cornice lines and projecting eaves
- Victorian-era ornamentation (broad eaves, soffits, scroll sawn brackets, paneled fascia boards, cornices, bracketed or pedimented openings, carved panels, incised ornament, carved or fluted architraves, and columns)[3]

CEQA HISTORIC RESOURCE DETERMINATION

☐ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☒ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

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[3] Carey & Company, *658-666 Shotwell Street Historic Resource Evaluation and Project Analysis for adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties* (March 29, 2010).

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 12-12-2011

Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☐ Alteration ☒ New Construction

PER DRAWINGS DATED: October 17, 2011 (by: C. Steven Swason, Architect)

PROJECT DESCRIPTION

The proposed project involves the construction of a new, two-story, three-bedroom, single-family residence on the same lot as the two existing multi-unit residential care buildings addressed at 658 and 666 Shotwell Street. The new residence will serve as the home for the operators of existing facility, known as the Morning Star Residential Care Facility. The new residence will be sited within the front yard of the existing property at 666 Shotwell Street. The new residence will align with the two adjacent buildings at 658 and 670 Shotwell Streets, and is designed as a two-story building on top of the site's steeply sloped topography. The new residence will draw from the architectural character of the surrounding buildings in a simplified manner, and will feature access directly from Shotwell Street. A new site wall will be constructed between the front yard and street. The proposed project is depicted in architectural drawings provided by C. Steven Swason, Architect, revised October 17, 2011.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff has reviewed the project proposal and the associated consultant reports. The analysis provided in the consultant reports are based upon an older design of the proposed project; therefore, this analysis is not relevant for evaluation of the proposed project.

Staff finds that the proposed project would not cause a substantial adverse change to the historic resource(s) such that the significance of the buildings and the historic district would be materially impaired. The proposed project will have a not significant adverse impact on the associated historic properties at 658 and 666 Shotwell Street, nor the National Register-eligible Central Mission Shotwell Street Historic District.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). The following is an analysis of the proposed project per the Secretary's Standards:

> ***Standard 1.***
> *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project will retain the existing property's use as a residential care facility, and will maintain the area's residential character. The new construction will introduce a new residence into the historic district, which is consistent with the historic uses found within the Central Mission Shotwell Street Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 1.

> ***Standard 2.***
> *The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

The proposed project will not physically impact the building at 658 and 666 Shotwell Street; however, the proposed project will alter the spatial relationship of 666 Shotwell Street as viewed from the public right-of-way. The relationship of the building to the street, as defined by the open front yard and elevated topography, is a character-defining feature of the individual historic resource at 666 Shotwell Street. The new construction will partially obstruct this spatial relationship with a two-story residence. Despite the introduction of this new element, the project will maintain a strong view corridor to the property at 666 Shotwell Street, which will still be highly visible from the public right-of-way. Further, 666 Shotwell Street will still retain the elevated topography and the new construction will maintain a semblance of an open front yard. Therefore, this aspect of the project would comply with Rehabilitation Standard 2.

The proposed project will slightly alter the historic character of the National Register-eligible Central Mission Shotwell Street Historic District by introducing a new non-contributing, yet compatible, resource that affects the spaces and spatial relationships of this portion of the historic district. This historic district features a continuous row of residential properties, which are elevated from street level. Although the project will alter the overall spatial relationships of this portion of the district, the new construction would be compatible with the character of the historic residences. This new residence will be two-stories tall, as viewed from the street, and will be accessible from street level on the front façade, as is found throughout the district. The new construction will be of a similar scale and configuration as the rest of the district. Therefore, this aspect of the project would comply with Rehabilitation Standards 2, since the project would not alter significant spaces that characterize the district.

Therefore, the overall proposed project does comply with Rehabilitation Standard 2.

> *Standard 3.*
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed project does not involve alterations to the existing buildings at 658 and 666 Shotwell Street. The design of the new single-family residence does echo the Italianate architectural style of the 666 Shotwell Street through the proposed wood siding, cornice, brackets, and window surrounds; however, these elements will be clearly distinguished and differentiated from existing historic materials and will reference the character of the adjacent properties.

Therefore, the proposed project does comply with Rehabilitation Standard 3.

> *Standard 4.*
> *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The proposed project does not involve alterations to the existing buildings at 658 and 666 Shotwell Street, and will not impact the one-story rear additions at 666 Shotwell Street, which have acquired significance in their own since they appear to have been constructed within the period of significance.

The proposed project will not impact any feature of the National Register-eligible Central Mission Shotwell Street Historic District, which has garnered significance in its own right.

Therefore, the proposed project does comply with Rehabilitation Standard 4.

> *Standard 5.*
> *Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.*

The proposed project does not involve alterations to the existing buildings at 658 and 666 Shotwell Street, and will not impact any distinctive materials, features, finishes or construction techniques that characterize the subject properties.

The proposed project will not impact any physical features of the potential Central Mission Shotwell Street Historic District, which characterize the potential historic district.

Therefore, the proposed project does comply with Rehabilitation Standard 5.

> *Standard 6.*
> *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in*

> *design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed project does not involve alterations to the existing buildings at 658 and 666 Shotwell Street, nor any other contributing resource in the Central Mission Shotwell Street Historic District. The proposed project involves new construction and does not include physical changes to any on-site and off-site historic resources.

Therefore, the proposed project does comply with Rehabilitation Standard 6.

> *Standard 7.*
> *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The proposed project does not involve alterations to the existing buildings at 658 and 666 Shotwell Street, nor any other contributing resource in the potential Central Mission Shotwell Street Historic District. No chemical or physical treatments will be undertaken in this project.

Therefore, the proposed project does comply with Rehabilitation Standard 7.

> *Standard 8.*
> *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed project includes excavation for the new single-family residence, which will have one-story below grade. As noted by the Project Sponsor:

> If deposits of prehistoric or historic archaeological materials are encountered during project construction, all construction work at the site shall be halted until an archaeologist can examine the find[ings] and make recommendations. If human remains are encountered at any point during project construction, work shall halt, and the San Francisco Coroner shall be notified immediately. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification.[4]

Appropriate mitigation measures are part of the proposed project.

Therefore, the proposed project does comply with Rehabilitation Standard 8.

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[4] Carey & Company, *658-666 Shotwell Street Historic Resource Evaluation and Project Analysis for adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties* (March 29, 2010) Pg. 19.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project includes new construction of a new, two-story single-family residence, which will not physically impact the historic materials of the two buildings at 658 and 666 Shotwell Street or the eligible Central Mission Shotwell Street Historic District. This new residence is clearly differentiated from the existing properties and district by virtue of its design, materials and ornamentation. This new residence draws from the existing architectural vocabulary of the surrounding properties through its usage of similar materials and simplified ornamentation.

Although the new construction alters the historic spatial relationships of 666 Shotwell Street and the Central Mission Shotwell Street Historic District, the overall project is compatible with the massing, size, scale and architectural features of the individual historic property and the surrounding historic district. The district is defined by two-to-three story high residences, an elevated topography in the front setback, and residential entrances accessible from Shotwell Street. The new construction maintains these features in the design of the new single-family residence, and provides for adequate visibility of the residence at 666 Shotwell Street.

Therefore, the proposed project does comply with Rehabilitation Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project includes new construction of a two-story single-family residence, which will not physically impact the historic materials of the two buildings at 658 and 666 Shotwell Street or the Central Mission Shotwell Street Historic District. If removed in the future, the essential form and integrity of the two buildings and the eligible historic district would be unimpaired.

Therefore, the proposed project does comply with Rehabilitation Standard 10.

Summary
The proposed project does complies with the Secretary of the Interior's Standards for Rehabilitation. Therefore, as currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina

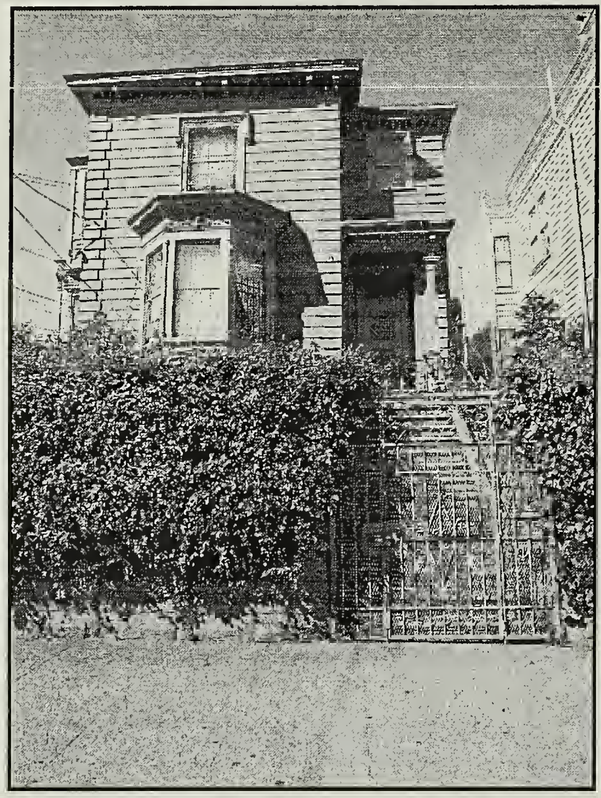
Tina Tam, *Senior Preservation Planner*

Date: 12-12-2011

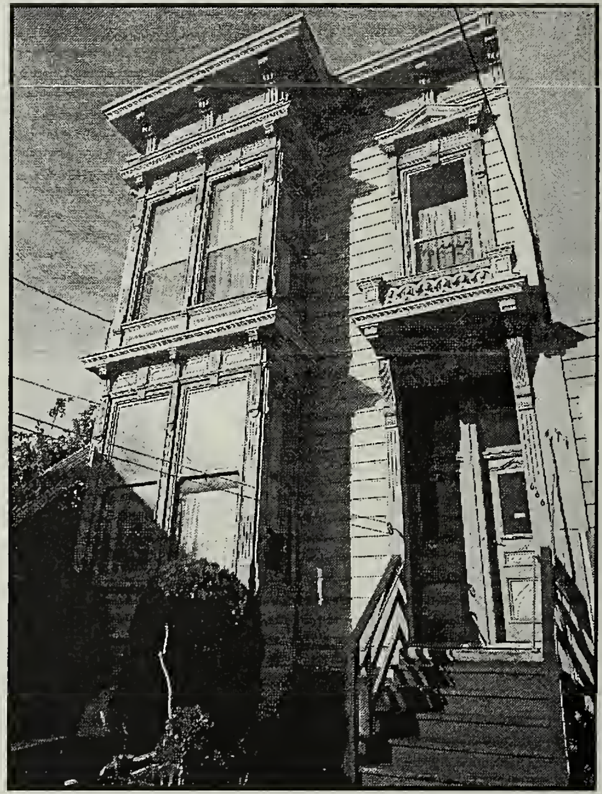
cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2010\2010.0101

RS: G:\Documents\Environmental\2010.0101E 658-66 Shotwell St\HRER_658-666 Shotwell St_2011-12-02.doc

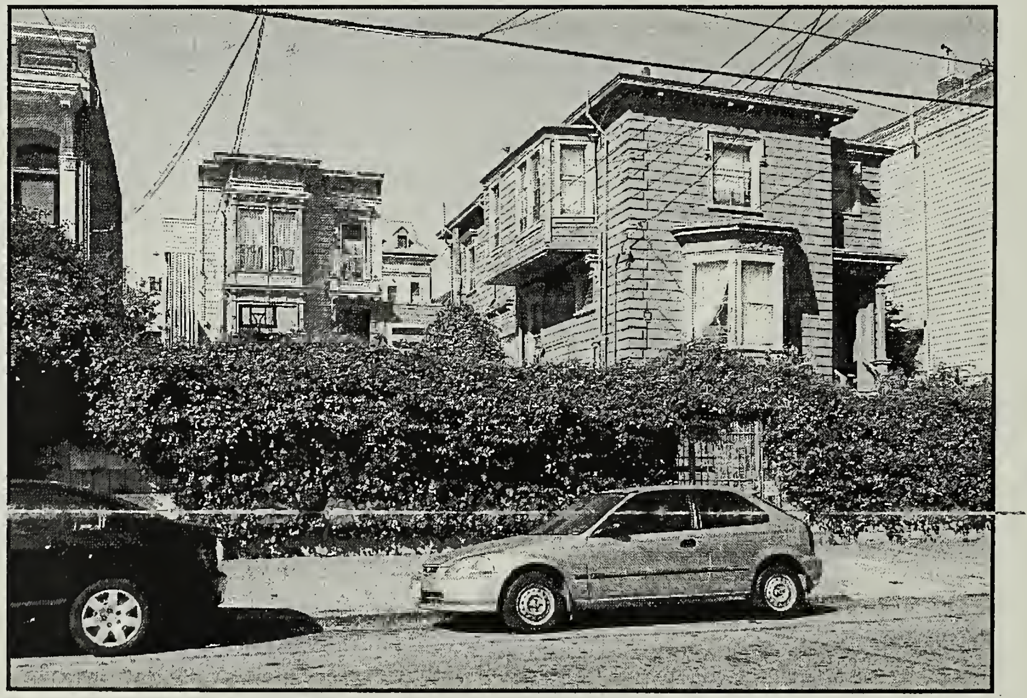
IMAGES



658 Shotwell Street (View looking west)



666 Shotwell Street (View looking west)



658 and 666 Shotwell Street (View from Shotwell Street looking west)

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	2010.1091E
Project Title:	**Lafayette Park Renovation**
Zoning:	P (Public) Use District OS (Open Space) Height and Bulk District
Block/Lot:	0625/003
Project Site Area:	503,369 square feet (11.5 acres)
Project Sponsor:	Mary Hobson, Recreation and Park Department – (415) 581-2575
Staff Contact:	Lisa Gibson – (415) 575-9032 Lisa.Gibson@sfgov.org

PROJECT DESCRIPTION:

The proposed project is the refurbishment of Lafayette Park, located in the Pacific Heights neighborhood. The park encompasses the four-block area bounded by Sacramento Street to the south, Laguna Street to the west, Washington Street to the north, and Gough Street to the east. It is enclosed with a concrete retaining wall with access points provided at the four corners and center point of each wall. The park, which slopes steeply to the north, has various amenities and landscape features, including a playground, tennis courts, picnic areas, lawns, paths, stairs, benches, restroom and maintenance buildings, and planting areas.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301 and 15303]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

GOVERNMENT
DOCUMENTS DEPT
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PUBLIC LIBRARY

BILL WYCKO
Environmental Review Officer

December 21, 2011
Date

cc: Mary Hobson, Recreation and Park Department
Stephen Shotland, Planning Department
Supervisor Mark Farrell, District 2
Bulletin Board / M.D.F
Historic Preservation Distribution List

PROJECT DESCRIPTION: (CONTINUED)

The Recreation and Park Department (RPD) proposes the following improvements at Lafayette Park:

- Replace playground equipment and expand playground footprint;
- Repair tennis courts, including court surfacing, striping, fencing, and accessibility upgrades;
- Repair/replace as needed the retaining walls and stairs around the park;
- Repair/replace roadways and pathways;
- Install new ADA-accessible path of travel to tennis courts, dog-play, and meadow areas of the park;
- Install new dog-play area;
- Install new automatic irrigation system around the park and provide subsurface drainage systems as needed;
- Provide pathway lighting, either by bollard, down-lights installed in retaining walls, or pole lights, as needed;
- Replace and relocate the existing maintenance container with two new 18′ x 20′ containers and a new concrete bunker to hold green waste;
- Rehabilitate interiors of existing maintenance building and restroom building;
- Repair/replace benches and relocate and expand picnic areas;
- Replant various areas of the park;
- Remove 75 trees on the site and 9 street trees;
- Plant 59 trees on the site and 15 street trees; and
- Plant an additional 21 street trees on Sacramento Street if funding is available.

REMARKS: (CONTINUED)

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that Lafayette Park is a historical resource as defined by CEQA (see attached Historic Resource Evaluation Response [HRER] memorandum).[1] In making its determination, the Planning Department reviewed a consultant-prepared Historic Resource Evaluation (HRE) provided by the project sponsor.[2]

The Department determined that the Park is eligible for inclusion in the California Register individually under Criterion 1 (Events) and Criterion 2 (Persons) for its association with land title disputes that erupted throughout the western part of the city in the wake of the passage of the Van Ness Ordinance of 1855; for its association with Samuel Wirt Holladay, a socialite and high-profile attorney who specialized in said land title disputes; and for its association the Works Progress Administration (WPA), the federal relief program that financed millions of dollars of jobs and improvements to public spaces in San Francisco during the Great Depression. The period of significance for the property is 1867 (date established as a public park) to 1942 (date of completion of WPA-era improvements). Staff found that Lafayette Park retains sufficient features from the period of significance to convey the multiple themes of its historic significance. The character-defining features of the subject property include its: perimeter retaining wall, paths and stairways, maintenance and restroom buildings, two tennis courts, dedicated children's playground area, distinctive formality of the western half of park, and the dense, informal vegetation of eastern half of park. The Planning Department determined that the park does not have significance under Criterion 3 (Architecture) or Criterion 4 (Information Potential).

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[1] *Historic Resource Evaluation Response* (HRER) for Lafayette Park, by Pilar LaValley, Preservation Planner, December 5, 2011 (attached).

[2] *Lafayette Park, Historic Resource Evaluation* (HRE), by Carey & Co., January 20, 2011. This document is available for public review at 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2010.1091E.

The HRER found that the proposed project would respect the character-defining features of the historical resource, would be reversible, and would rehabilitate significant features of the park, such as the maintenance and restroom buildings, in manner that is in conformance with the Secretary of Interior's Standards for Rehabilitation. Repairs to, and/or replacement of, concrete perimeter retaining walls, stairs, and pathways would be in-kind to match the materials, configuration, size, shape, and appearance of existing. New features, including lighting, would respect and be compatible with the character and character-defining features of the park.

For the above reasons, the proposed project would have a significant impact on historical resources.

Biological Resources: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department also determined that the proposed project would not have a significant impact on biological resources, as described below.

The San Francisco Board of Supervisors adopted legislation that amended the City's Urban Forestry Ordinance, Public Works Code Sections 801 et. seq., to require a permit from the Department of Public Works (DPW) to remove any protected trees, except when they are within properties under the jurisdiction or RPD, in which case they are exempt from the requirement.[3] Protected trees include landmark trees, significant trees, or street trees located on private or public property anywhere within the territorial limits of the City and County of San Francisco. Article 16 of the San Francisco Public Works Code, the Urban Forestry Ordinance, provides for the protection of "landmark" trees, "significant" trees, and "street" trees. Landmark trees are designated by the Board of Supervisors upon the recommendation of the Urban Forestry Council, which determines whether a nominated tree meets the qualification for landmark designations by using established criteria (Section 810). Significant trees are those trees within the jurisdiction of DPW, or trees on private property within 10 feet of the public right-of-way, that meet certain size criteria. To be considered significant, a tree must have a diameter at breast height of more than 12 inches, a height of more than 20 feet, or a canopy of more than 15 feet (Section 810(A)(a)).

RPD commissioned an assessment of all site trees with trunk diameters greater than 4 inches.[4] The resulting report includes an inventory of trees on the site, an evaluation of tree health, and an assessment of risk of tree failure. The report evaluates 242 trees representing 40 different tree species. None of these trees are native to the site. Of the 242 trees, 4 qualify as significant trees and 17 qualify as street trees; none of the trees meets the criteria for landmark tree status.

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[3] San Francisco Planning Department, *Director's Bulletin No. 2006-01*, May 5, 2006, Planning Department Implementation of Tree Protection Legislation, page 2, http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/db2006_01treedisclosuredirector.pdf.

[4] *Tree Report and Risk Assessment, Lafayette Park*, prepared by HortScience, Inc. for the Recreation and Park Department, May 2011. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2010.1091E.

The proposed project includes the removal of 75 trees on the site and 9 street trees. The project also includes planting 59 trees on the site and 15 street trees. RPD would plant an additional 21 street trees on Sacramento Street if funding is available. All significant trees would be preserved. RPD will secure permits for the street tree removals and plantings.

During construction activities, RPD would follow tree preservation guidelines specified in the tree report. The tree preservation guidelines include establishment of a tree protection zone, installation of protective chain link or baled hay fencing around trees to be preserved, and appointment of an on-site arborist advisor during the construction phase, including grading, utilities, drainage, and landscape plans.[5]

As described above, a number of non-native trees would be removed from the project site. Migratory bird nesting, protected under the federal Migratory Bird Treaty Act (MBTA), may occur in these trees. The MBTA makes it unlawful to "take" (kill, harm, harass, shoot, etc.) any migratory bird listed in 50CFR 10, including a bird's nest, eggs, or young. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and seabirds. Bird nesting season is generally recognized to be from March 15 to August 15 in most areas of California, but can begin as early as January 15th in the San Francisco Bay Area. Pursuant to the MBTA, the project sponsor will conduct preconstruction bird nesting surveys within seven days of the start of construction (i.e., active ground disturbance). If active nests are located during the preconstruction bird nesting survey, the project sponsor is required to contact the California Department of Fish and Game for guidance on obtaining and complying with a Section 1081 Agreement, which may include setting up and maintaining a line-of-site buffer area around the active nest and prohibiting construction activities within the buffer; modifying construction activities; and/or removing or relocating active nests.

For the above reasons, the proposed project would not result in a significant impact on biological resources.

Air Quality: There are no sensitive receptors on the project site and none would be introduced as a result of the proposed project. The project would not generate emissions during operations and it does not include any new stationary sources and would not increase vehicular emissions, except during construction. Based on a review of the project's construction equipment type and phasing, construction activities would not result in significant health risks and hazards to off-site sensitive receptors. Furthermore, the project would be required to comply with the City's "Clean Construction" Ordinance (Ordinance #70-07), adopted by San Francisco's Board of Supervisors in 2007. The ordinance requires City contractors to adopt clean construction practices, including biodiesel fuel and emissions controls, within two years. The ordinance is applicable to projects that are considered major, in that they would take at least 20 days of cumulative work to complete, as is the case for the proposed project. In addition, for those major projects, emissions control requirements apply to "high use" vehicles or diesel equipment that are used 20 or more hours during any portion of the project. Contractors performing major public works projects in San Francisco must comply with the following:

- Use biodiesel in the off-road vehicles and equipment used on the job. The fuel must be at least a 20 percent blend of biodiesel (B20), but can be as high as 100 percent (B100); and

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[5] Ibid.

- Use construction equipment (25 horsepower or more) with engines that either:
    - meet United States Environmental Protection Agency Tier 25 standards for off-road engines; or
    - use the most "effective verified diesel emission control strategy," also known as "best available control technology."

Level 2 (Tier 2) construction equipment results in a 50 percent reduction in particulate matter (PM) emissions. In addition, San Francisco further reduces PM exposure risk during construction through the requirements in the Construction Dust Control Ordinance (Ordinance No. 176-08).

For these reasons, the project would not result in a significant air quality impact.

EXEMPT STATUS: (CONTINUED)

CEQA State Guidelines Section 15301, or Class 1, provides an exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Additionally, CEQA State Guidelines Section 15301(d) provides an exemption for the restoration or rehabilitation of deteriorated or damaged structures. The proposed project includes repair and rehabilitation of the existing tennis courts, retaining walls, stairs, roadways, pathways, maintenance and restroom buildings, and benches at the park. Therefore, the proposed project meets the criteria for exemption under Class 1.

CEQA State Guidelines Section 15303, or Class 3, provides an exemption from environmental review for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Class 3(a) also provides an exemption for accessory structures including garages, carports, patios, swimming pools, and fences. The proposed project includes the replacement of playground equipment and expansion of the playground footprint, installation of ADA-accessible paths of travel, installation of a new dog-play area, installation of new irrigation and drainage systems, installation of new lighting, and replacement and relocation of an existing maintenance container. Therefore, the proposed project meets the criteria for exemption under Class 3.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic or biological resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For all of the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
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MEMO

Historic Resource Evaluation Response

Environmental Planner:	Jeremy Battis (415) 575-9022 jeremy.battis@sfgov.org
Preservation Planner:	Pilar LaValley (415) 575-9084 pilar.lavalley@sfgov.org
Project Address:	Block bounded by Washington, Gough, Sacramento, and Laguna Streets – Lafayette Park
Block/Lot:	0625/003
Case No.:	**2010.1091E**
Date of Review:	December 5, 2011 (originally reviewed May 2, 2011) (Part I and II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Lafayette Park, originally known as Lafayette Square, encompasses the four-block area bounded by Sacramento Street to the south, Laguna Street to the west, Washington Street to the north, and Gough Street to the east (Assessor's Block 0625, Lot 003) located in the Pacific Heights neighborhood. An 11.5 acre space established during the 19th-century, the park is enclosed with a concrete retaining wall with access points provided at the four corners and center point of each wall.[1] The park, which slopes steeply to the north, has various amenities and landscape features, including a playground, tennis courts, picnic areas, lawns, paths, stairs, benches, restroom and maintenance buildings, and planting areas. East and west sides of the park have distinctly different landscapes, with the east side featuring dense vegetation and more rugged spaces, while the west side has more open and formal landscaping. The restroom and maintenance buildings are located in the western portion of the park. The maintenance building, at west side of playground, is a one-story, concrete building with an asphalt shingle covered hipped roof that ends in a slight wide eave overhang with exposed rafter tails. Doors are located at the north, south, and east sides of building. The restroom building, located east of the playground, is a one-story, stucco-clad concrete structure with an asphalt shingle covered hipped roof that ends with exposed and carved rafter tails. Shaped wing walls on east façade hide wood frame, rounded arch doorways.

The property, zoned P (Public) and OS (Open Space), is surrounded by properties in the RH-2 (Residential, House, Two-Family), RM-2 (Residential, Mixed, Moderate Density), and RM-3 (Residential, Mixed, Medium Density) Zoning Districts and 40-X and 105-D Height and Bulk Districts.

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[1] Carey & Company, *Lafayette Park Historic Resources Evaluation* (January 20, 2011).

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historic register. The subject property does not appear to have been surveyed previously. According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources,* properties more than 50 years of age are considered a "Category B" (Potential historic resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

Properties facing onto the park largely consist of single-family and multi-family residential properties in a wide variety of heights, architectural styles, and construction dates. A privately-owned apartment building and parcel disrupts the perfect rectangle of the park along Gough Street.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register criteria, staff concurs with the consultant report and finds that the subject property is eligible for inclusion in the California Register as an individual historic resource.[2]

Lafayette Square Park is individually significant under California Register Criterion 1 (Events) and Criterion 2 (Persons) for its association with land title disputes that erupted throughout the western part of the city in the wake of the passage of the Van Ness Ordinance of 1855; for its association with Samuel Wirt Holladay, a socialite and high profile attorney who specialized in said land title disputes; and for its association the Works Progress Administration (WPA), the federal relief program that financed millions of dollars of jobs and improvements to public spaces in San Francisco during the Great Depression. The period of significance for the property is 1867 (date established as a public park) to 1942 (date of completion of WPA-era improvements).

To assist in the evaluation of the subject property, the Project Sponsor has submitted a consultant report:

- ☐ Carey & Co, Inc., *Lafayette Park, Historic Resources Evaluation* (January 20, 2011)

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[2] Staff further concurs with the Carey & Co. assessment that the property is individually eligible for listing in the National Register of Historic Places and for designation as a San Francisco City Landmark under Article 10 of the Planning Code.

Staff has reviewed this document and concurs with the findings and analysis.

Included is an evaluation of the subject property, which is eligible for the California Register of Historical Resources, based on the following criteria:

Criterion 1 - Event:	☒ Yes	☐ No	☐ Unable to determine
Criterion 2 - Persons:	☒ Yes	☐ No	☐ Unable to determine
Criterion 3 - Architecture:	☐ Yes	☒ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
Period of significance:	1867 to 1942		

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided in consultant report, the subject property is eligible for inclusion in the California Register individually under Criterion 1 (Events) for its association with land title disputes that erupted throughout the western part of the city in the wake of the passage of the Van Ness Ordinance of 1855; for its association with Samuel Wirt Holladay, a socialite and high profile attorney who specialized in said land title disputes; and for its association the Works Progress Administration (WPA), the federal relief program that financed millions of dollars of jobs and improvements to public spaces in San Francisco during the Great Depression. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The property was designated a city park in 1867 in accordance with the Van Ness Ordinance of 1855. This designation sparked one of the most celebrated and longest-running land title disputes in the city's history, pitting attorney and socialite Samuel Holladay against the city for nearly seventy years, and resulted in a park that divides distinctly into two parts: a nineteenth-century style landscape of formal paths, discrete concentrations of vegetation, and designated recreation areas on the western half, and a less formal, densely vegetated eastern half with significant improvements dating from the Great Depression. The privately-owned apartment building at the eastern end of the park, lends the square a unique perimeter and is reflective of the land title dispute as it represents property that Holladay sold during the period when the courts recognized his ownership rights.

Lafayette Park, formerly Lafayette Square, more or less achieved its current design during the Great Depression, when the Recreation Department partnered with the federal Works Progress Administration (WPA) to undertake significant public improvement projects throughout the city and fund jobs for tens of thousands of unemployed individuals. In 1935, when the WPA was formed, the City finally acquired full legal title to the entire property. With financial assistance from the WPA, the City undertook $89,000 worth of improvements, representing over 100,000 hours of labor between 1936 and 1938.

> All of the existing paths on the west side of the park were resurfaced, as was the children's play area. New work in this section of the park consisted of converting the original convenience station into a maintenance shed, building a tennis court, and constructing a new, larger restroom building. On the

eastern half of the park, the city merely maintained the areas it had owned since the nineteenth century, meaning it retained the lawn areas parallel to Washington and Sacramento Streets, which flanked the Holladay property, and resurfaced the paths that framed these areas. Several drinking fountains were installed throughout the park.

The former Holladay property underwent the most extensive changes during the WPA-improvement era. Holladay's mansion and water tower were demolished; however, the Department of Public Works retained and resurfaced all of the pathways and stairs associated with the old estate. The department also retained large pine, eucalyptus, and palm trees that framed the space where the house stood and an open lawn area immediately to its east. The city dedicated the open area where the mansion stood as a play area for mothers and young children. A second playground dedicated to teenagers was planned down the hill and to the east of the young children's playground. A card table area that stepped down to a viewing area (both pre-existing spaces with stairs already built) was planned for the space to the north of the circular drive that had fronted the west side of the house, and two tennis courts were constructed on the southern half of the former Holladay property. Trees and shrubs enclosed all of these dedicated areas, and one or two benches were installed in each area as well. The Crothers residence on Gough Street, just north of Clay, was also demolished (though this may have occurred earlier), and the city finally addressed the extension of Clay Street. Rather than open the road, the Park Department built a steep stairway from the middle of the Gough Street edge to a pathway that continued west through the center of the park all the way to Laguna. It also forked to the northeast, where it connected with the pathway leading to the steps at the corner of Washington and Gough.[3]

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided in consultant report, the subject property is eligible for inclusion in the California Register individually under Criterion 2 (Persons) for its association with Samuel Wirt Holladay, a prominent attorney, property owner, politician, and socialite in 19th-century San Francisco. Although Holladay's mansion has been demolished, the very design of Lafayette Park, with its formal western half and heavily wooded eastern half, stems directly from this seven-decade dispute and illustrates an integral part of Samuel Holladay's biography and legacy in the history of San Francisco. Moreover, certain pathways appear to be linked to Holladay's estate. They include the Octavia Street approach to the Clay Street path, the circular pathway at the apex of the hill, where Holladay's mansion once stood; the triangular pathway to the west of the circle, the three sets of stairs to the north and south of these pathways, and the narrow pathway from Washington Street to the top of the hill.

Samuel Wirt Holladay (1823-1915) arrived in San Francisco from New York in 1849 and established himself as an attorney and large landholder. After passage of the Van Ness Ordinance, he built a reputation for litigating title claims and as attorney for the City and County of San Francisco from 1860-1863 he successfully defended several city claims. In the mid-1960s, Holladay began his own title dispute with the city over the subject property. This dispute would last for over seventy years.

During the course of the title dispute, Holladay fenced in six parcels between Gough and Octavia Streets and developed this portion of the subject property as a private estate while the surrounding property evolved into a public park. In 1869, Holladay dug a well at the northeast corner of Clay and Octavia Streets and then constructed a water tower, stable, gardens, and Italianate mansion, which he occupied from 1870 until the early 1900s. The mansion was located at the highest point of the property, where present day Octavia and Clay Streets would meet. As noted in the Carey & Co. report,

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[3] Carey & Company, *Lafayette Park Historic Resources Evaluation* (January 20, 2011).

> Holladay Heights as the Holladay family referred to their estate, became a center for social, political, and literary gatherings, with such notable figures as Bret Harte, Mark Twain, Leland Stanford, and William Crocker frequenting the grounds.[4]

In 1897, Holladay sold off a parcel of his land fronting Gough Street. Reverend Robert C. Foute, rector of Grace Church, constructed a residence at 1915 Gough Street; since 1914, the St. Regis Apartment Building, designed by master architect C. A. Muessdorffer, has occupied this site (now 1925 Gough Street). A second house was constructed at the northwest corner of Gough and Clay (2001 Gough Street), where prominent San Francisco resident, and journalist and proprietor of the *San Francisco Bulletin*, Robert A. Crothers lived from 1918 until about 1930.[5]

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Staff concurs with the Carey & Co. report finding that the subject property does not appear to be eligible for the California Register under Criterion 3, as a good example of a particular type of park design, as the work of a master, or as a park of artistic distinction. Although the park retains features of 19th-century urban park landscape design – either Romantic, pragmatic, or a mix of the two – it does not stand out as a particularly significant example. Landscape architect Thaddeus Grabow is associated with improvements completed between 1934 and 1942. While he appears to have achieved a certain level of local prominence and enjoyed a long career with the San Francisco Park and Recreation Department, he does not stand out as a master landscape architect. Moreover, his major accomplishments are more likely associated with Golden Gate Park. It is therefore determined not to be eligible under this Criterion in relation to any important context.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Staff concurs with the Carey & Co. report finding that the subject property does not appear to be eligible for the California Register under Criterion 4. The subject property is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

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[4] Ibid.

[5] Ibid.

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Staff concurs with the Carey & Co. report finding that Lafayette Park retains good integrity. It has undergone alterations during its 143-year history with the most notable being demolition of Samuel Wirt Holladay's mansion and ancillary buildings, but it retains sufficient features from the period of significance to convey the multiple themes of its historic significance.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

As defined by the consultant report, the character-defining features of the subject property include:

- Perimeter retaining wall
- Paths and stairways
- Maintenance and restroom buildings
- Two tennis courts
- Dedicated children's playground area
- Distinctive formality of the western half of park
- Dense, informal vegetation of eastern half of park[6]

CEQA HISTORIC RESOURCE DETERMINATION

☐ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☒ Historic Resource Present

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[6] Carey & Company, *Lafayette Park Historic Resources Evaluation* (January 20, 2010).

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 12/5/2011
Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: December 2, 2011; Concept Plan (no date)

PROJECT DESCRIPTION

The proposed project was originally reviewed on May 2, 2011 in a Historic Resource Evaluation Response prepared by Pilar LaValley and signed by Tina Tam. Since the previous evaluation, additional detailed plans have been provided for review and this revised Historic Resource Evaluation Response addresses this new information.

The proposed project, which is described in architectural plans dated December 2, 2011, in Concept Plan (no date), and in a written project description (no date), is a park renovation project funded by the 2008 Clean & Safe Neighborhood Parks Bond. The total scope of work includes repair and/or renovation of the tennis courts, play area, restoration of existing roads and pathways, irrigation, lighting, reconditioning of the park landscape, ADA accessibility upgrades to a stand alone restroom building and gardener's shed, and relocation and upgrade to a gardener's work area consisting of concrete bunkers of green waste. Specifically, the Recreation and Park Department proposes the following park improvements:

- Replace playground equipment and expand playground footprint
- Tennis courts repairs including court surfacing, striping, fencing, and accessibility upgrades
- Repair/replace as needed the retaining walls and stairs around the park
- Repair/replace roadways and pathways
- Install new ADA-accessible path of travel to tennis courts, dog-play, and meadow areas of park
- Install new dog-play area
- Install new automatic irrigation system around the park and provide subsurface drainage systems as needed
- Replant various areas of the park
- Provide pathway lighting, either by bollard, down-lights installed in retaining walls, or poll lights, as needed
- Replace and relocate the existing maintenance container with two new 18′ x 20′ containers and a new concrete bunker to hold green waste
- Rehabilitate interiors of existing Gardener's (Maintenance) Building and Restroom Building
- Repair/replace benches and relocate and expand picnic areas

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

The proposed project will not have a significant impact on the individual historical resource as it will respect character-defining features, will be reversible, and will rehabilitate significant features of the park such as the maintenance and restroom buildings in manner that is in conformance with the *Secretary of Interior's Standards for Rehabilitation*. Repairs to, and/or replacement of, concrete perimeter retaining walls, stairs, and pathways will be in-kind to match the materials, configuration, size, shape, and appearance of existing. Where repairs to existing concrete retaining wall are made, the new "dash coat" will match the existing "dash coat" in color, texture, and material. New features, including lighting, will respect and be compatible with the character and character-defining features of the park.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 12/5/2011

Tina Tam, *Senior Preservation Planner*

cc: Vimaliza Byrd / Historic Resource Impact Review File
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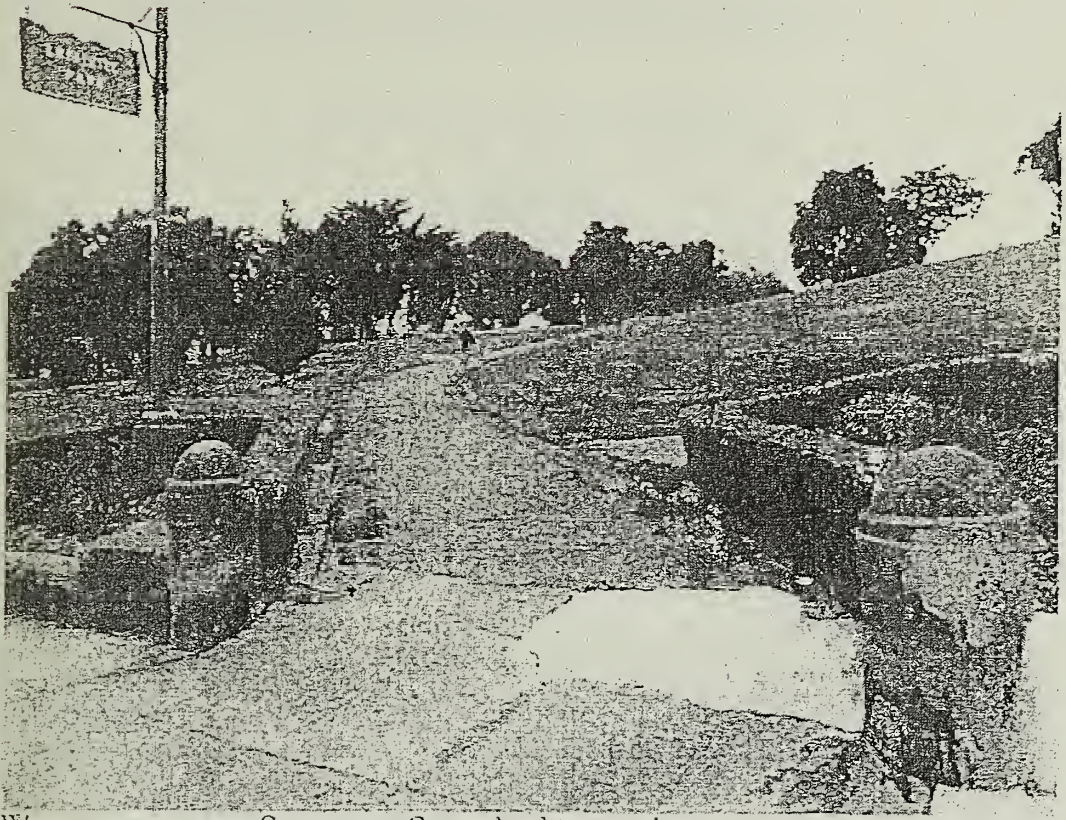
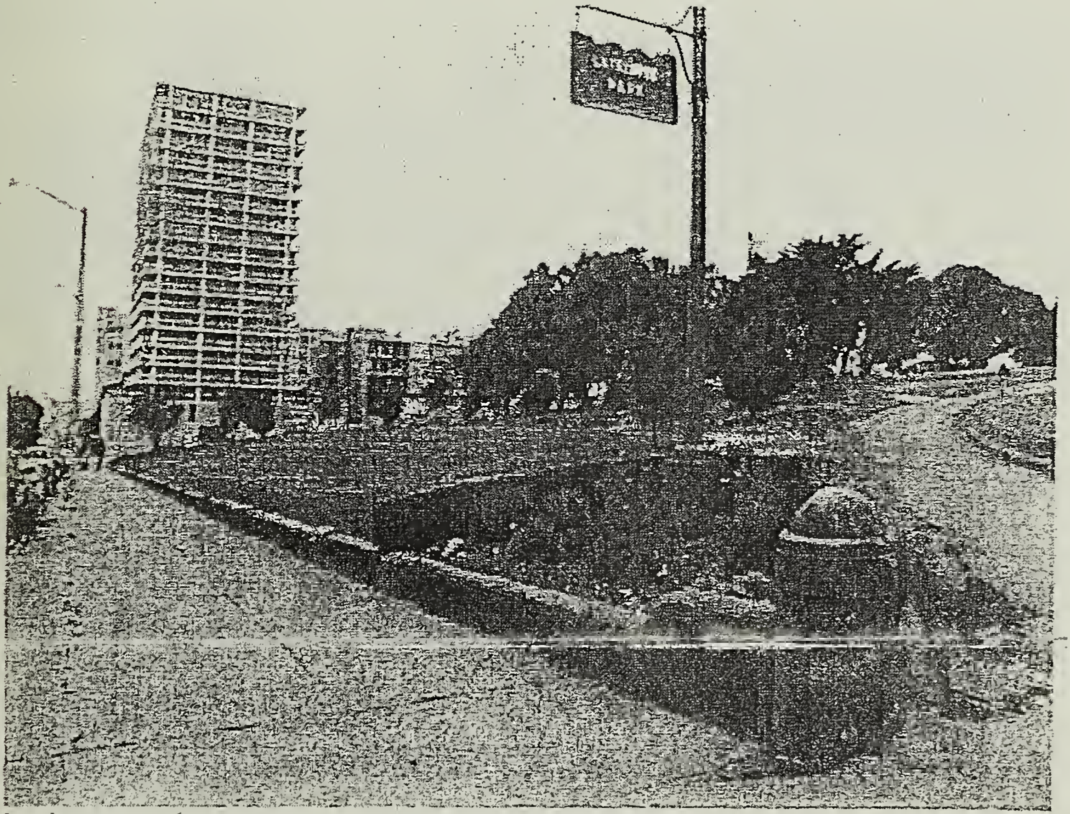
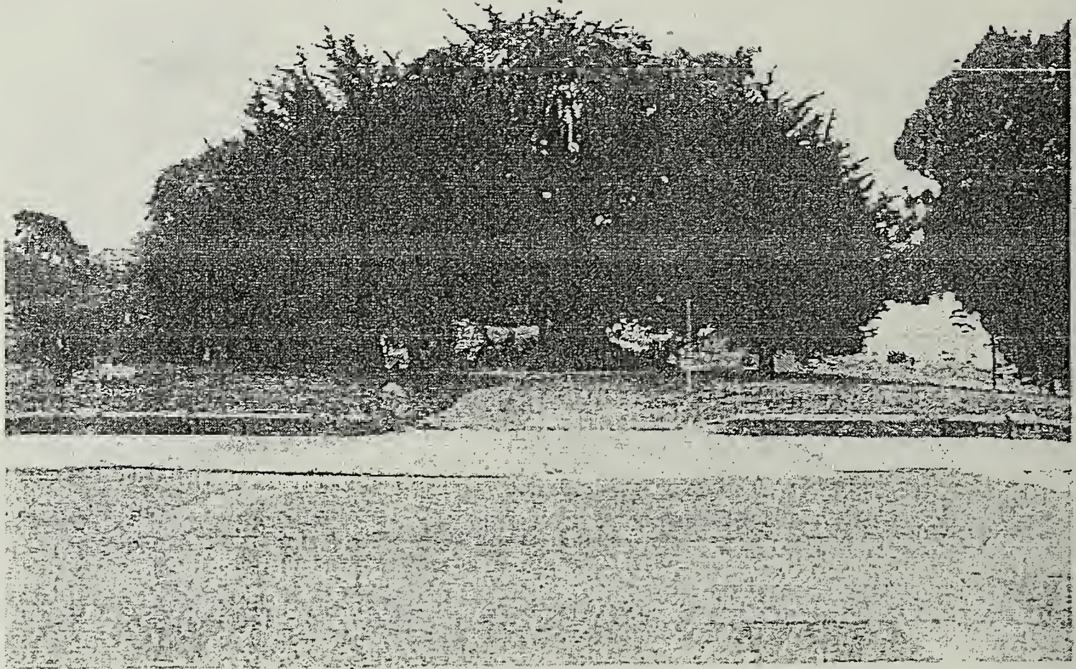
PL: G:\DOCUMENTS\Lafayette Park\HRER revised.doc



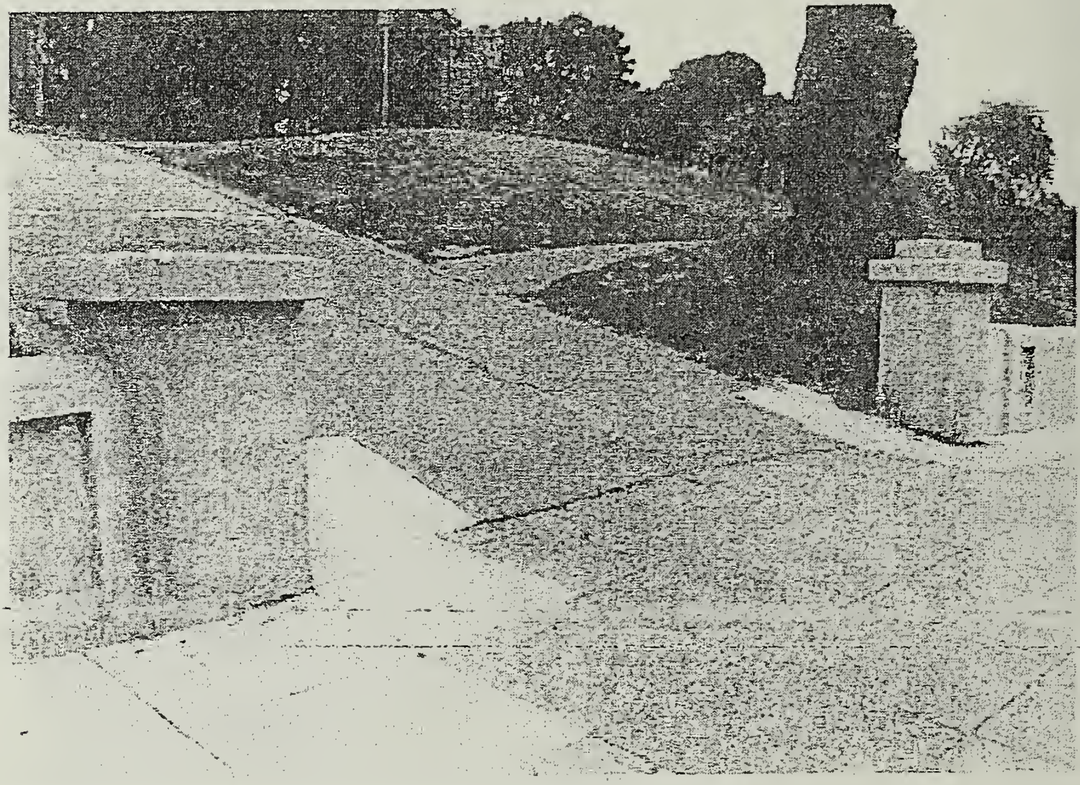
Western entrance on Sacremento Street. Looking northwest.



Looking west from western entrance on Sacramento Street.



Laguna Street entrance. Looking east.



Eastern entrance on Sacramento Street. Looking northeast.

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2011.0077E
Project Address: 137-139 Fair Oaks Street, aka 136 Ames Street
Zoning: RH-3 (Residential, Three-Family)
40-X Height and Bulk District
Block/Lot: 3632/024
Lot Size: 3525 square feet (30′ x 117.5′)
Project Sponsor: Kieran Buckley
(415) 286-7116
Staff Contact: Tara Sullivan
(415) 558-6258

PROJECT DESCRIPTION:

The subject property is a through-lot located a block bounded by 22nd and 23rd Streets, and is one block west of Guerrero Street in the Mission District neighborhood. The property contains two buildings: 137-139 Fair Oaks Street, a two-flat residence constructed in 1887 (facing Fair Oaks Street), and 136 Ames Street, a one-story wood frame garage structure constructed in 1916 (facing Ames Street). The project scope is for work on both buildings. 137 Fair Oaks has 3,932 square feet and will be enlarged to 4,064 square feet, and 136 Ames Street has 600 square feet and will be enlarged to have 2,074 square feet (continued on page 2).

EXEMPT STATUS:

Categorical Exemption, Class 1(e)(1) (California Environmental Quality Act (CEQA) Guidelines Section 15301)

REMARKS:

See page 2.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

GOVERNMENT
DOCUMENTS DEPT
DEC 27 2011
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PUBLIC LIBRARY

December 21, 2011

Bill Wycko
Environmental Review Officer

Date

cc: Historic Preservation Distribution List; Virna Byrd, Bulletin Board and Master Decision File; Exemption/Exclusion File, Sharon Lai, Planning Department; Tara Sullivan, Planning Department.

PROJECT DESCRIPTION:

(Continued from page 1)

137-139 Fair Oaks Street (Building Permit No. 2011.0414.4112): The proposed project is to revise components of No. 2010.1203.6039, issued March 16, 2011, and will do the following work to the building: 1) remove the approved 7′ deep light well in the front areaway at the bay window and restore the grade to the original level; 2) install new landscaping at the front areaway/yard; 3) repair the original entry landing and stairs; 4) retain and repair the two wood-and-glass paneled entrance doors and frame, including the separation between the two; 5) repair and/or replace the non-original retaining wall and iron fencing and gate to have a 1-foot-6 inches high wall and a 3-foot high fence; 6) install a 10′ curb cut at Fair Oaks Street; 7) create a new driveway at the side yard to which will feature a combination of permeable and hard surfaces; 8) install an operable gate at both the driveway and main entrance openings; and 9) install a new garage addition that will be setback 35-feet 9-inches from the front property line and will be one-story high and feature a wood paneled garage door.

136 Ames Street (Building Permit No. 2010.1231.7698): The proposed project is to: 1) construct a two-story addition to the garage, featuring horizontal wood siding at the first and second floors and vertical wood siding at the third floor and side addition; 2) reconfigure the ground floor of the (existing) garage including the relocation of the garage opening to the southern portion of the façade, reducing it to 9′ wide and installing a new aluminum and glass door; 3) the installation of a new entrance at the center of the façade with a aluminum and glass door; and 4) interior alterations to convert the garage structure into a residential unit.

Both projects are described in the Environmental Evaluation Application dated September 19, 2011 and December 9, 2011, and in plans and drawings dated May 31, 2011 (136 Ames Street), and in plans and drawings dated July 7, 2011, and revised November 21, 2011 (137-137 Fair Oaks Street), provided by the Project Sponsor.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the subject property is eligible for inclusion on the California Register of Historical Resources as a contributor to a historic district under Criterion 1 (Event) and 3 (Architecture). The two-story residential building at 137-139 Fair Oaks Street is a contributor to this district, and the one-story garage structure at 136 Ames Street is a non-contributor.

137-139 Fair Oaks Street: Based on the revisions made to the project, dated November 21, 2011, and incorporated into Building Permit No. 2011.0414.4112, the proposed work will restore several character-defining features to the historic resource, including the main entrances and landing, front yard area, original bay window configuration and depth, and retaining wall and fence. The installation of a new driveway and garage structure at the side yard will not have an adverse impact to the historic resource as proposed.

136 Ames Street: The proposed project at 136 Ames Street will not have a significant impact on the potential historic district in the neighborhood. The character of Ames Street is eclectic in both building heights/bulk, and in style. The proposal design is in keeping with the overall height and is designed in a manner that maintains the mixed-character of the alley.

See attached Historic Resource Evaluation Reports for more detail.

CEQA State Guidelines Section 15301(e)(1) ("Class 1"), provides an exemption from environmental review for minor alterations (including additions) to existing structures that involve negligible or no expansion of an existing use. The proposed project qualifies for the Class 1 exemption because it would not result in an addition of more than 50 percent of the floor area of the structures before the addition. Therefore, the proposed work would be exempt under Class 1 [State CEQA Guidelines Section 15301(e)(1)].

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary's *Standards*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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PLANNING DEPARTMENT

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Historic Resource Evaluation Response
REVISED PART II ANALYSIS

Environmental Planner:	Brett Bollinger (415) 575-9024 brett.bollinger@sfgov.org
Preservation Planner:	Tara Sullivan (415) 558-6258 tara.sullivan@sfgov.org
Project Address:	**137-139 Fair Oaks Street, aka 136 Ames Street**
Block/Lot:	3632/024
Case No.:	**2011.0077E**
Date of Review:	September 19, 2011 (Part I & II) December 9, 2011 (Revised Part II)

PART II: REVISED PROJECT EVALUATION

Proposed Project: ☐ Demolition ☒ Alteration

Per Drawings Dated: 11/21/11: 137-139 Fair Oaks Street

Project Description:

137-139 Fair Oaks Street:
Building Permit No. 2011.0414.4112R1 proposes to revise components of No. 2010.1203.6039, issued March 16, 2011, and will do the following work to the building:

- Remove the approved 7′ deep light well in the front areaway at the bay window and restore the grade to the original level;
- Install new landscaping at the front areaway/yard;
- Repair the original entry landing and stairs;
- Retain and repair the two wood-and-glass paneled entrance doors and frame, including the separation between the two;
- Repair and/or replace the non-original retaining wall and iron fencing and gate to have a 1-foot-6 inches high wall and a 3-foot high fence;
- Install a 10′ curb cut at Fair Oaks Street;

- Create a new driveway at the side yard to which will feature a combination of permeable and hard surfaces;
- Install an operable gate at both the driveway and main entrance openings; and
- Install a new garage addition that will be setback 35-feet 9-inches from the front property line and will be one-story high and feature a wood paneled garage door.

Project Evaluation:

137-139 Fair Oaks Street:

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Based on the revisions made to the project and incorporated into Building Permit No. 2011.0414.4112, the proposed work will restore several character-defining features to the historic resource, including the main entrances and landing, front yard area, original bay window configuration and depth, and retaining wall and fence. The installation of a new driveway and garage structure at the side yard will not have an adverse impact to the historic resource as proposed.

Please note that any revisions to the project will require further CEQA review.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 12-9-2011

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Sharon Lai, Planning Department

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PLANNING DEPARTMENT

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Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Tara Sullivan
(415) 558-6258
tara.sullivan@sfgov.org

Project Address: **137-139 Fair Oaks Street, aka 136 Ames Street**
Block/Lot: 3632/024
Case No.: **2011.0077E**

Date of Review: September 19, 2011 (Part I & II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject property is located on the east side between 22nd and 23rd Streets. The property is a through-lot that is 30.5 feet wide and 117 feet deep. It is located on the border between the Noe Valley and South Mission neighborhoods and is ½ block south of the locally-designated Liberty Hill Historic District. The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40 -X Height and Bulk District. The property contains two buildings: 137-139 Fair Oaks Street, a two-flat residence constructed in 1887 (facing Fair Oaks Street), and 136 Ames Street, a one-story wood frame garage structure constructed in 1916 (facing Ames Street).

137-139 Fair Oaks Street is an 1887 residential building that is approximately 21 feet wide with a 9 foot wide side yard. The building is not located at the front property line but is set back 4 to 5 feet from the front property line. It is designed in the Eastlake style and features a two-story projecting bay that runs to the ground, a recessed entranceway with a pair of historic wood paneled and glass entrance doors, transom windows and surrounds above, and with a bracketed hood above the vestibule opening. There are also other typical Eastlake details on the building – pilasters on the bay, decorative panels above and below window openings, and a decorative cornice with elongated brackets. The building is clad in horizontal wood lap siding. The windows have been replaced with aluminum sliders. There is a low cement retaining wall along the front property line with an iron fence and gate attached. The southern side of the building and yard is visible from the street. Portions of the building at the rear are visible from Ames Street and features a pop-out addition at the third floor, horizontal wood siding, and miscellaneous window openings.

136 Ames Street is a 1916 one-story garage structure that covers the width of the lot. It is clad in plain lap siding. There is a simple, narrow, straight cornice along the front and the garage opening is centered in the façade and also features horizontal lap siding.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was included the 1976 Architectural Survey. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because both buildings were constructed more than 50 years ago (constructed in 1887/1916).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The subject property is located in a residential neighborhood that is one block east from Dolores Street. The majority of the buildings on Fair Oaks Street are of similar age and style, dating from approximately 1880's - 1910. Most buildings are wood frame in construction, with horizontal wood siding and a variety of decorative styles. Many of the buildings dating before 1906 are set back from the property line and have small front yards. There are a few contractor modern buildings near the corner of 22nd Street and there is a large playground for St. Paul's School at the southwest corner of 23rd Street.

The buildings along Ames Street are either one-story wood frame garage structures or larger 1-to-2 story-over-garage small residential buildings, likely converted from old stables or outbuildings. There are also many paved parking pads and undeveloped rear lots on the street. The building styles are eclectic in style with no formal style predominating.

According to the designation report for the Liberty-Hill Historic District (which is ½ block from the subject property), this part of San Francisco contains a high concentration of nineteenth century middle class housing. It is one of the earliest residential "suburbs" to be developed in San Francisco, with major development starting in the 1860s and continuing until the turn of the century. The area contains a variety of late nineteenth century residential styles, and there are small service alleys/streets throughout.

One block to the west is Dolores Street and Dolores Park and one block to the east is Guerrero Street, which has a scattering of commercial stores on the ground floor.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

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CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1860 - 1906 ☒ Contributor: 137-139 Fair Oaks Street ☒ Non-Contributor: 136 Ames Street

Based on the information provided by the consultant, William Kostura, research found in the Planning Department, and site visits to the property, Preservation staff finds that the property is eligible for inclusion on the California Register as a contributor to a historic district under Criterion 1 and 3. The 2-story, residential building at 137-139 Fair Oaks Street is a contributor to this district, and the one-story garage structure at 136 Ames Street is a non-contributor.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is not eligible for inclusion on the California Register individually but is eligible as a contributor to a potential historic district under Criterion 1.

As mentioned above, the subject property is ½ block from the locally designated Liberty-Hill Historic District (it runs the length of Fair Oaks and Ames Streets and terminates at 22nd Street).

Article 10, Appendix F, Section 5 ("Statement of Significance") states:

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> "This part of San Francisco contains a high concentration of nineteenth century middle class housing. It is one of the earliest residential "suburbs" to be developed in San Francisco, with major development starting in the 1860s and continuing until the turn of the century. The area contains a variety of late nineteenth century residential styles, and there are small service alleys/streets throughout."
>
> "The [Liberty Hill] District's houses range in size from the small "workingman's cottages" on Lexington and San Carlos Streets, with their uniform facades and setbacks, to the individually built houses found, for example, on Liberty and Fair Oaks Streets, with varying architectural facades and setbacks.... The "suburban" quality of the Liberty-Hill area is retained to this day....It is enhanced by extensive street tree plantings and the very low incidence of commercial establishments in the residential areas. The initial residents in the Liberty-Hill Historic District comprised a mix of professionals, laborers and small scale entrepreneurs."

The Department finds that the portion of Fair Oaks Street (and the associated alley on Ames Street) where the subject property is located is significant under Criterion 1 as an extension of the Liberty Hill Historic District. The period of significance is 1860 – 1906. The property, block, and surrounding blocks all retain a high concentration of 19th Century structures from this period and demonstrate the pattern of development of this portion of San Francisco. The residence at 137-139 Fair Oaks Street would be a contributor to this historic district. The buildings on both sides of Fair Oaks also convey this pattern of development. There are similarly-sited detached homes that are setback from the property line and enclosed with walls and fences directly across the street from the subject property. There are several two-story 'flats' on the street, modest buildings that also convey the pattern of development of this neighborhood as middle-class housing. Taken together, the neighborhood is a good example of San Francisco's residential development history.

While the alley at Ames Street was historically used as access to secondary structures (stables, etc.), the garage structure at 136 Ames Street is not a contributor to this district because it was constructed in 1916, outside of the period of significance.

It is therefore determined that the property is eligible for inclusion on the California Register as a contributor to the extension of the Liberty Hill Historic District under Criterion 1. The 2-story residential building at 137-139 Fair Oaks Street is a contributor to this district, and the one-story garage structure at 136 Ames Street is a non-contributor.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Records indicate that the building was commissioned by Frederick L. Zipp, a cook at Saulman's Restaurant at 520 California Street. Frederick and his wife Henrietta resided in #137 and rented-out #139 Fair Oaks, and they lived in the building until 1938. Subsequent owners of note include Myron C. Van Haren and his wife Marie who owned the property from 1945-1957. The Van Haren's owned the Dolores Pharmacy at 1599 Dolores Street. They moved from 137 Fair Oaks to live above the pharmacy in 1953. The current owner, Kiernan Buckley purchased the property in 2010. While the Zipp family was a long-term owner of the property, and the Van Haren's owned a well-known neighborhood Pharmacy, they do not contribute significantly to San Francisco's local, regional or national past.

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Therefore, the subject property, is not eligible under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

While 137-139 Fair Oaks Street was constructed in 1887, retains the majority of its original features and details, and is a good example of late 19th Century multi-flat residential buildings, it is not eligible for listing on the California Register as an individual resource under Criterion 3. There is no available information to indicate that the subject residential building embodies a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. High artistic expression is not apparent in the design of the subject property and id does not qualify as an important or representative individual example of architecture from this period. There, the subject property is not individually eligible under this Criterion.

As discussed under Criterion 1 above, the Department does find that the portion of Fair Oaks Street (and the associated alley on Ames Street) where the subject property is located is significant under Criterion 3 as an extension of the Liberty Hill Historic District. The period of significance is 1860 – 1906. The property, block, and surrounding blocks all retain a high concentration of 19th Century structures and are excellent examples of the residential styles and types of buildings from that period. The residence at 137-139 Fair Oaks Street would be a contributor to this historic district because it was constructed during the period of significance and is an example of a 'suburban' flat building which retains its architectural style and detailing. While the alley at Ames Street was historically used as access to secondary structures (stables, etc.), the garage structure at 136 Ames Street is not a contributor to this district because it was constructed in 1916, outside of the period of significance.

It is therefore determined that the property is eligible for inclusion on the California Register as a contributor to the extension of the Liberty Hill Historic District under Criterion 3. The 2-story residential building at 137-139 Fair Oaks Street is a contributor to this district, and the one-story garage structure at 136 Ames Street is a non-contributor.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

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The subject property has retained or lacks integrity from the period of significance noted in Step A:

137-139 Fair Oaks Street:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

137-139 Fair Oaks Street retains a high degree of integrity. Visible alterations include the replacement of windows and the metal fence at the property line. Regardless of these alterations, the building reads as a late 19th Century detached residential building. It retains a high degree of location, setting, feeling, and association. The property is enclosed by a small retaining wall and fence, with a gate at the entrance path, providing a separation from the street. The building is set back from the property line and has an open and landscaped front and side yard. All of these features give the home a suburban feel and help convey its significance as a late 19th Century middle-class suburban residence. The configuration of the buildings on the lot – the main building at the front of the property and the secondary structure at the rear of the lot facing an alley, also help to convey what the neighborhood was like at the turn of the century. The building itself reads as a modest Eastlake style building but does convey a good degree of craftsmanship and materials in the detailing, cornice, and bay window. In sum, 137-139 Fair Oaks retains all aspects of integrity that enable it to convey its significance as a contributor to the historic district.

Since 136 Ames Street was determined not to be significant under the California Register of Historical Resources, analysis of integrity of that structure was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 137-139 Fair Oaks include the following:

- The height of the building – 2 stories;
- The location of the building on the northern side of the lot;
- The retaining wall, fence, and entrance gate;
- The open and landscaped front and side yards;
- Recessed entry with two wood and glass doors, frame, transom windows, and entrance surround;
- Low-rise entrance stoop;
- Projecting two-story bay window with detailed paneling above and below the windows, corner detailing, and decorative break between the first and second floor;
- Projecting cornice with bracket and paneled detailing;
- Overall detailing of long vertical panels and short horizontal square panels;

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- Exposed side elevation which retains similar architectural detailing as the main façade, including cornice and window surrounds;
- Horizontal wood siding; and
- Continuous sidewalk with no driveway interruptions and with parking at the rear alley.

Since 136 Ames Street was determined not to be significant under the California Register of Historical Resources, analysis of character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

NOTE: The property is eligible for inclusion on the California Register as a contributor to a historic district under Criterion 1 and 3. The 2-story residential building at 137-139 Fair Oaks Street is a contributor to this district, and the one-story garage structure at 136 Ames Street is a non-contributor.

136 Ames Street:

☒ Property is not a Historical Resource but is located within a California Register-eligible historic district

137-139 Fair Oaks Street:

☒ Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: For
Tina Tam, *Senior Preservation Planner*

Date: 9/23/11

PART II: PROJECT EVALUATION

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: 4/12/11 & 7/7/11: 137-139 Fair Oaks Street
5/31/11: 136 Ames Street

Project Description

137-139 Fair Oaks Street:

Building Permit No. 2011.0414.4112 proposes the following work to the building:

- Install a 10′ curb cut at Fair Oaks Street;
- Pave the side yard to create a driveway;
- Construct a new side addition for a one-car parking garage; and

- Interior alterations to accommodate reconfiguration and relocation of the existing two units on the property.

136 Ames Street: Building Permit No. 2010.1231.7698 proposes the following work:

- Construct a two-story addition to the garage, featuring horizontal wood siding at the first and second floors and vertical wood siding at the third floor and side addition;
- Reconfigure the ground floor of the (existing) garage including the relocation of the garage opening to the southern portion of the façade, reducing it to 9′ wide and installing a new aluminum and glass door; the installation of a new entrance at the center of the façade with a aluminum and glass door; and
- Interior alterations to convert the garage structure into a residential unit.

Please note that Building Permit No. 2010.1203.6039 was previously issued on March 16, 2011 for the following work to the building:

- Relocate the second floor apartment to below grade which was made possible by excavating approximately 8′ to create the new habitable space;
- Excavate the front setback to allow for a new lightwell in front of the existing bay window;
- Extend the bay window to basement/ground floor;
- Remove and replace the entry landing and stairs;
- Remove the two wood-and-glass paneled entrance doors and frame, including the separation between the two;
- Reconfigure the entrance with two wood doors that open inward onto one dwelling unit;
- Alterations to the interior, including the removal of the main stairway and all non-load bearing interior partitions;
- Replacement of all aluminum slider and transom windows with new one-over-one double-hung wood windows;
- Remove and replace significant portions of the building and stairs at the rear façade.

Project Evaluation

137-139 Fair Oaks Street:

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☒ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

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The proposed project at 137-139 Fair Oaks Street will have a significant impact on the potential historic district. The current project will remove significant features such as the front and side yards, front retaining wall and fence, and the entrance gate.

The combination of this proposed work along with what was approved in Building Permit No. 2010.1203.6039 will have a cumulative impact to both the individual building and the historic district by removing and/or altering a large amount of character-defining features.

The proposed garage structure and associated modifications do not meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties,* in particular Rehabilitation Standards No. 1, 2, and 9.

1. **Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

   137-139 Fair Oaks Street was constructed as a detached two-story two-flat residential building. While the building will retain two individual units, the historic configuration – one flat on the ground floor and one on the second floor – has been removed. The majority of the building will be one unit and new space has been created to accommodate the second unit. The proposed alterations/additions to install a new attached garage structure are not in keeping with the historic use and configuration of the site, as evidenced by the service alley and garage structure at the rear of the property where vehicles were historically accessed from Ames rather than Fair Oaks Street. The proposed modifications will change to the buildings' features and spatial relationships because the proposal calls for the removal of the front retaining wall, fence and entrance gate, and the paving of the front and side yards.

2. **Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

   The proposed garage and associated modifications will remove several features of the historic character of the property. The spatial relationship will be removed by the addition of a garage structure at the side of the property, and the paving of the historic landscaped front and side yards will remove these character-defining features from the property. The overall sense of setting, feeling, and association of the property and its relationship to the historic district will be significantly altered.

3. **Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

   The proposed garage addition and associated modifications to the property will remove the historic spatial relationship that characterizes the property. Specifically, the removal of the front wall, fence, entry gate, along with the paving of the front and side yards will create a relationship of the building to the street that it historically has not had. The building will not read as a detached suburban home – what helps define the property and causes it to be a contributor to the historic district; rather, there will be little distinction between the public and private spaces. The installation of the garage and driveway at the side of the property will also remove the historic spatial relationship of the building to the property and to the street.

In order to not have a significant adverse impact on the individual building and the surrounding district, the following is proposed:

1. Retain the front wall, fence, and entrance gate;
2. Retain the side yard in its existing/original condition;
3. Maintain parking access from Ames Street to retain the historic pattern of access and development; and
4. Propose a project that looks at the entire property which will reduce the cumulative impacts to the historic resource.

136 Ames Street:

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project at 136 Ames Street will not have a significant impact on the potential historic district. As noted in Part I above, the character of Ames Street is eclectic in both building heights/bulk, and in style. The proposal design is in keeping with the overall height and is designed in a manner that maintains the mixed-character of the alley.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: For

Tina Tam, *Senior Preservation Planner*

Date: 9/23/11

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Sharon Lai, Planning Department

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